



109 WESTERN ROAD, NEWHAVEN, EAST SUSSEX, BN9 9JN

£265,000



This two-bedroom semi-detached house which is in need of modernisation, is situated within approximately a mile from Newhaven Fort, Harbour, parade of local shops, public houses, restaurants and recreational spaces.

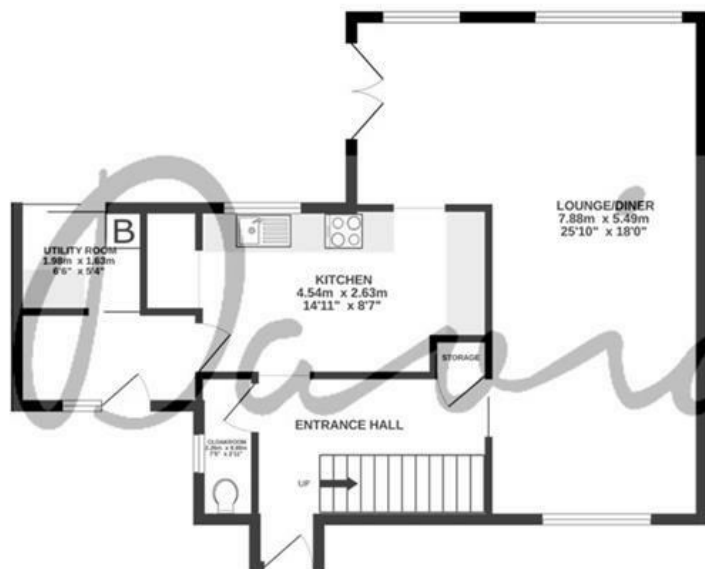
The A259 bus route between Brighton and Eastbourne and links to the A27, Newhaven town centre, ferry terminal and railway station are approximately 1 mile distant. Seahaven Academy secondary school and nursey at The Hillcrest Community Centre are also located within this proximity.

The accommodation comprises two bedrooms, spacious kitchen, sitting/dining room, bathroom, boarded loft space, side porch, utility space and cloakroom. The terraced rear garden which is mainly laid to lawn has a block-built workshop.

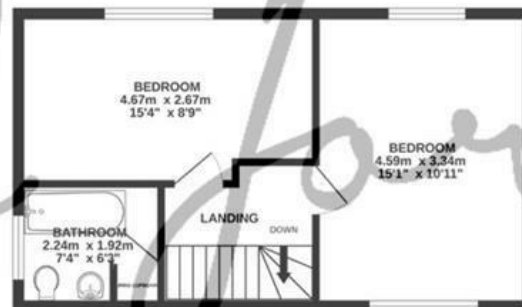
- TWO BEDROOM SEMI-DETACHED HOUSE
- IN NEED OF MODERNISATION
- NO ONWARD CHAIN, SUBJECT TO GRANT OF PROBATE
- TERRACE GARDEN WITH BLOCK-BUILT WORKSHOP
- SITTING/DINING ROOM
- BATHROOM AND CLOAKROOM
- BOARDED LOFT SPACE
- SIDE PORCH AND UTILITY SPACE
- GAS FIRED CENTRAL HEATING



GROUND FLOOR  
64.5 sq.m. (695 sq.ft.) approx.



1ST FLOOR  
36.7 sq.m. (395 sq.ft.) approx.



LOFT ROOM  
14.3 sq.m. (154 sq.ft.) approx.



EST. 2004  
109 WESTERN ROAD NEWHAVEN

TOTAL FLOOR AREA : 115.5 sq.m. (1244 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



## DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004