



40 BRIGHTON ROAD, NEWHAVEN, BN9 9NB

£99,950



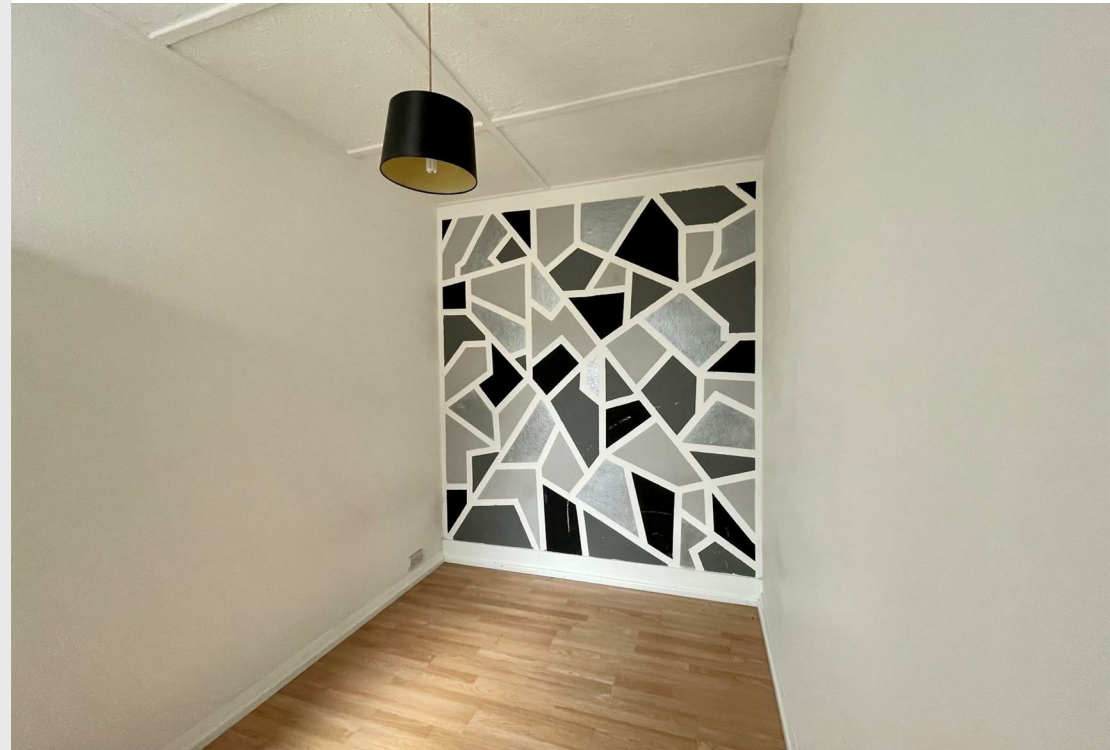
A one bedroom basement flat with garden and parking situated close to Newhaven town centre. The property would benefit from some updating. Bus services operate along the A259 to both Eastbourne and Brighton.

Newhaven town has a variety of shops and restaurants together with a Newhaven Marina and ferry port situated within just under one mile. Railway station has services to Lewes and Brighton.

The flat has the benefit of gas central heating and parking to the rear via Harpers Road.

Vacant possession subject to grant of probate

- BASEMENT FLAT
- ONE BEDROOM
- PORTION OF GARDEN
- GAS CENTRAL HEATING
- BATHROOM/SEPARATE WC
- OWN STREET ENTRANCE
- VACANT POSSESSION  
SUBJECT TO GRANT OF  
PROBATE





## **BASEMENT**

Entrance hall - Wall mounted gas boiler. Space and plumbing for washing machine.

## **Living Room**

Window to the front aspect. Built in cupboard.

Inner Hallway -

## **Bedroom**

Window to the rear aspect.

## **Bathroom**

Fitted with a matching white suite and comprising panelled bath with shower attachment off the mixer tap and pedestal wash basin.

Separate WC - Close coupled WC

## **Kitchen**

Fitted with a matching range of white units and comprising wall cupboards and worktop with cupboards and drawers below. Inset stainless steel sink and drainer. Space for cooker. Door opens to the back garden.

## **Exterior**

Outside - Steps down from the pavement to a front paved area which leads to the front door.

Rear area of garden divided between basement and upper ground floor flats. Garden mainly with area of concrete and with access at the rear to a service road accessed from Harpers Road.







## COUNCIL TAX BAND

Local Authority: A

Council Tax Band:

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



## 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