

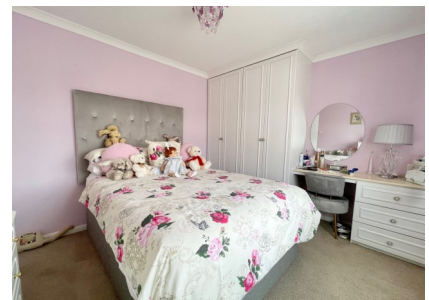
C&L

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salesandlettings

124 Newhaven Heights, Newhaven, BN9 9HF

EPC: D

£195,000



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A very well presented detached 2 bedroom park home situated on a popular and well presented site within a mile of Newhaven Town Centre with its shops, buses and train station. The property is also close to the port and marina.

The entrance hall leads to a lovely spacious triple aspect lounge/dining room. The kitchen is fitted with white units, integrated oven and hob, space for other appliances, window and door to the rear garden. There are two double bedrooms both with fitted wardrobes and one having its own en-suite shower room. There is then a separate bathroom. Outside the property has a detached garage, driveway and nicely maintained gardens.

Other features include, uPVC double glazing, gas central heating and lovely roof top views.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL

TRIPLE ASPECT L-SHAPE LOUNGE/DINING ROOM 19'6" max x 17'6" max (5.94m x 5.33m)

KITCHEN 10'5" x 9'1" (3.17m x 2.76m)

SOUTH FACING BEDROOM 1 11'1" x 9'7" (3.37m x 2.92m)

EN-SUITE SHOWER ROOM/WC 6'8" x 4'11" (2.03m x 1.49m)

BEDROOM 2 11'1" x 9'7" (3.37m x 2.92m)

BATHROOM/WC 6'7" x 5'6" (2.00m x 1.67m)

FRONT GARDEN

DETACHED GARAGE 21'9" max x 9'6" max (internal measurements) (6.62m x 2.89m)

PATIO GARDEN

Council Tax Band: B

There is a £242.27 pitch fee per month including water.

N.B. There is a 10% sell on fee, of the agreed sale price on any future resale.

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them.

The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested.

Any floor plans shown are for identification purposes only and are not to scale

Directors: Paul Carruthers Stephen Luck