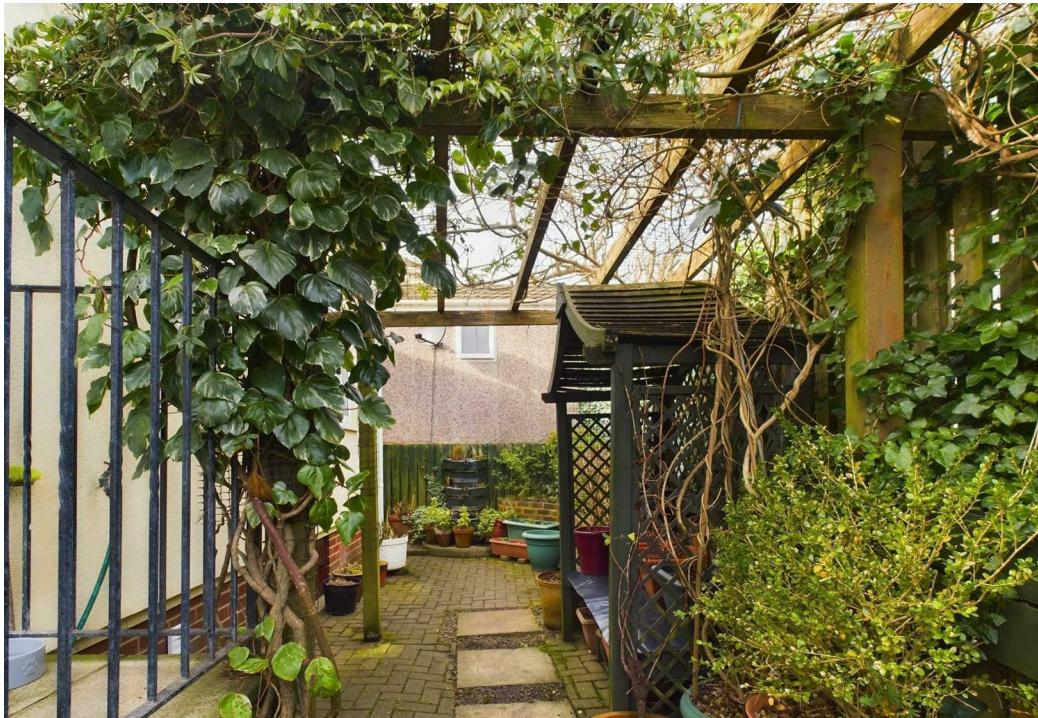


Newhaven Heights, Newhaven, East Sussex, BN9 9HF

Asking Price £230,000

Council Tax Band: B





We are pleased to be able to present to the market, arguably the BEST PARK HOME in Newhaven Heights. This STUNNING 44 x 20 park home, is situated in a PRIME LOCATION, close to the site entrance and has been superbly maintained to a high standard.

A part glazed entrance door gives access to the entrance hall where there are two storage cupboards, loft access and doors leading to the accommodation. The triple aspect lounge/diner is a lovely bright room, there is a feature electric fireplace with marble effect surround, ample space for a dining table & windows which overlooks the side and rear.

The kitchen is a generous size and is fitted with an excellent range of wall and base units which incorporates a selection of cupboards and drawers. A sink unit is set into wood work surface and there are spaces for fridge/freezer, washing machine, dishwasher and tumble drier. The room is complete with part tiled walls, a cupboard houses a combination boiler & a window overlooks the rear garden.

Bedroom one is a extra large bedroom with a range of mirror fronted wardrobes and a window that overlooks the rear garden. Bedroom two is a further double with a range of built in wardrobes, one of which is used as a office/workstation & a window overlooks the front. A door gives access to an en-suite shower room comprising of a shower cubicle, low level WC and wash hand basin with extra storage within the ensuite. Completing the property is a bathroom which has a panelled bath, low level WC and wash hand basin and further storage cabinets.

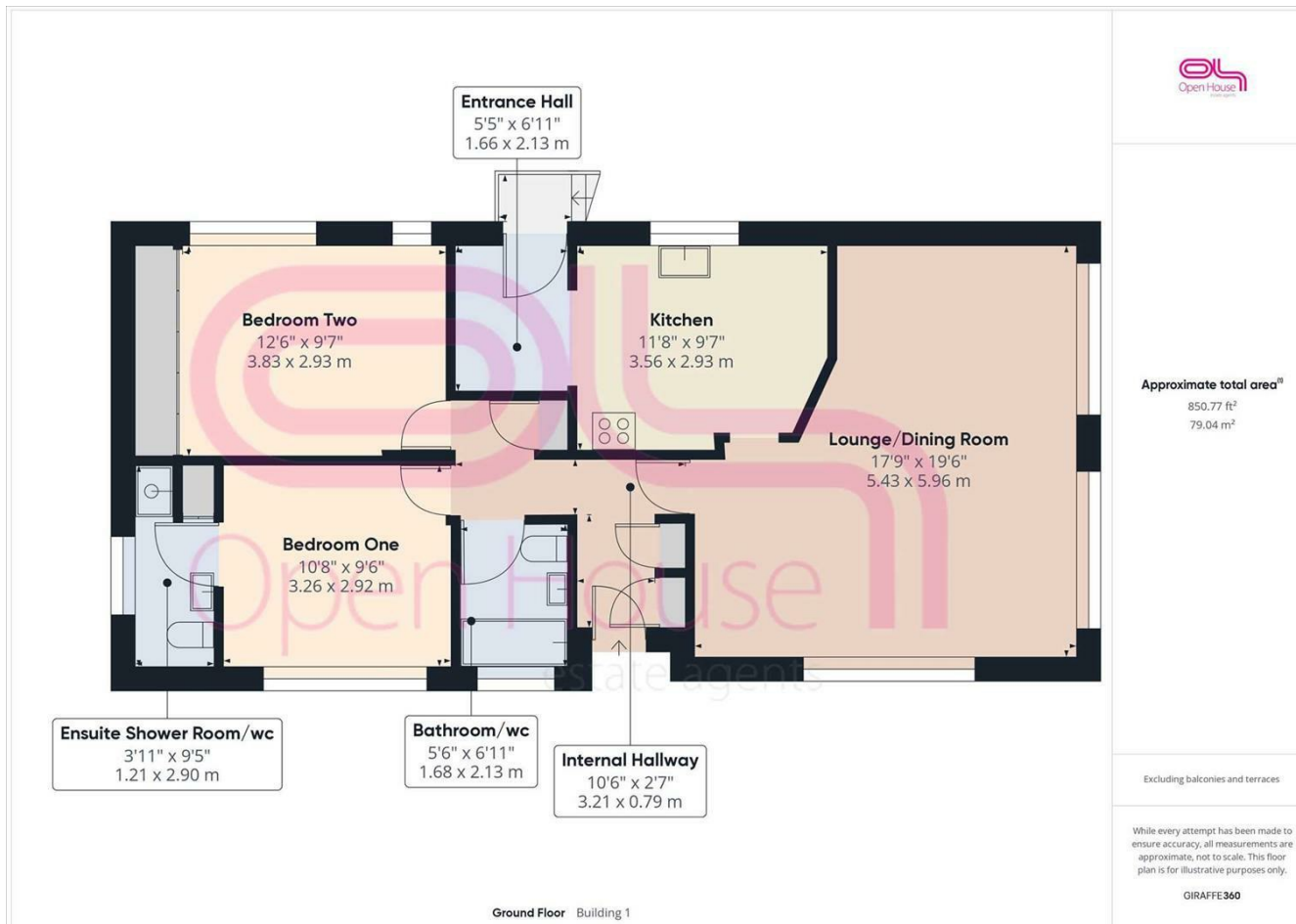
Outside there is a very secluded rear garden with a range of established trees, plants and shrubs. There is patio area, water feature, flower beds & side access following from the wrap around front garden.

There is also a spacious single garage with three double electric power points, a bench and electric up and over garage door.

An internal viewing comes highly recommended to appreciate the quality of this park home.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		