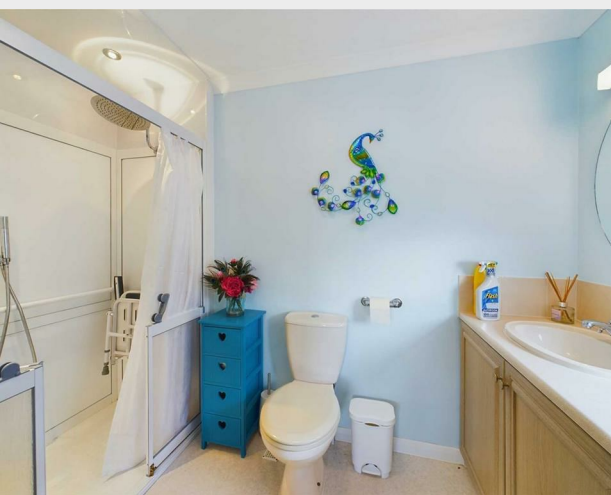
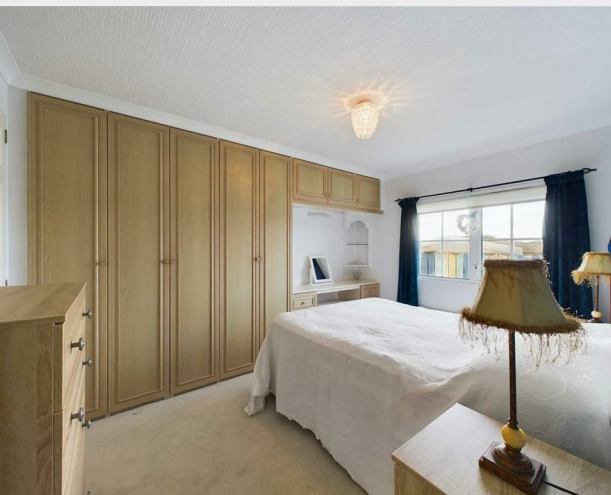
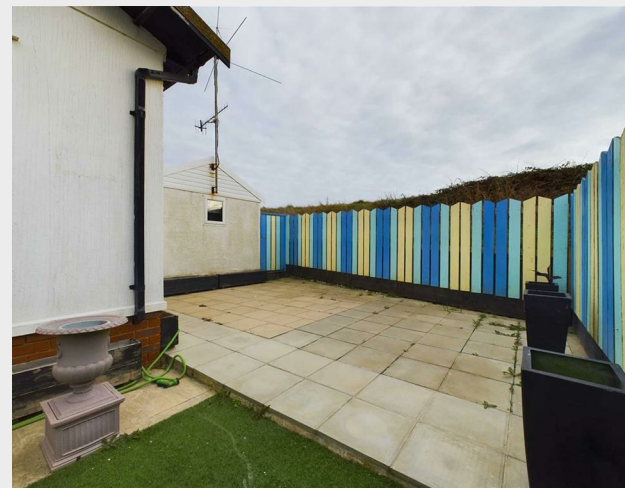


59 Newhaven Heights, Newhaven, BN9 9HF

Leasehold

Asking Price £195,000



This SPACIOUS park home is superbly POSITIONED and not only offers SIZEABLE interior space but also A LARGER THAN AVERAGE GARDENS too. The front door opens into a light and bright entrance hall, here you will find handy storage and access to all principle rooms. The large lounge/dining room features a vaulted ceiling alongside more than enough space for all of your soft furnishings alongside a dining table and chairs too. Close by is the modern fitted kitchen which consists of a wealth of matching storage cupboards and drawers with contrasting work surfaces and plenty of appliance space to. A door from here also offers convenient access to the side where you will find a path that runs front to back. Two large bedrooms are offered. Bedroom one is a great size and offers built in wardrobes and its own modern shower room/wc. Bedroom two is again an excellent double and also shares the advantage of built in wardrobes. Completing the interior of this superb home is an immaculate family bathroom/wc. Outside is equally impressive, the larger than average rear garden is enclosed by high fencing for privacy and consists of a level patio and an artificial lawn, whilst the side gardens are low maintenance. Lastly parking is offered by way of a long private drive and a detached garage which has been adapted to offer a storage area and an office/hobby space.



**206 South Coast Road  
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East Sussex  
BN10 8JP  
01273 830 987  
bnsales@localagent.co.uk**

[www.openhousebrighton.co.uk](http://www.openhousebrighton.co.uk)

**Lounge/Dining Room**  
19'6" x 17'9" (5.94 x 5.41)

**Kitchen**  
9'9" x 9'8" (2.97 x 2.95)

**Bedroom One**  
12'0" x 9'7" (3.66 x 2.92)

**En Suite Shower Room/wc**  
9'3" x 5'0" (2.82 x 1.52)

**Bedroom Two**  
9'6" x 8'11" (2.90 x 2.72)

**Family Bathroom/wc**  
6'7" x 5'5" (2.01 x 1.65)

**Rear Garden**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>		(82 plus) <b>A</b>	
(61-81) <b>B</b>		(61-81) <b>B</b>	
(40-60) <b>C</b>		(40-60) <b>C</b>	
(19-39) <b>D</b>		(19-39) <b>D</b>	
(9-18) <b>E</b>		(9-18) <b>E</b>	
(1-8) <b>F</b>		(1-8) <b>F</b>	
0 <b>G</b>		0 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC