



Top Floor Flat, 30 South Road, Newhaven

£90,000 Leasehold

Description

A converted flat conveniently situated close to Newhaven town centre. The property benefits from gas fired central heating and sealed unit double glazing. Accommodation comprises a studio room, fitted kitchen and a bathroom. Sold with the benefit of a long lease and no upward chain, early viewing is recommended.

Opening hours & viewing arrangements

Please contact us to make an appointment to view.
We are open from 9am to 5pm Monday to Friday and 9am to 12 noon Saturday.

Mortgage Information

Please visit our website for details of potential mortgage offers.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT
KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Top Floor Flat South Road, Newhaven, East Sussex, BN9 9QJ

Directional note: From the ring turn, turn left into South Road. No. 30 is a little way along on the left hand side.

Accommodation

Communal entrance door. Stairs up to first floor. Front door to Top Floor Flat.

Entrance Hall	Central heating thermostat, access hatch to loft.
Studio Room	11'8" x 15'4" maximum (3.56m x 4.67m) TV aerial point, telephone point, single radiator, sealed unit double glazed windows.
Kitchen	Approximately 9'7" x 6' (2.92m x 1.83m) Good range of wall and base units with ample worktop over. Inset stainless steel 4 ring electric hob with matching fan assisted electric oven below and extractor unit above. Inset stainless steel 1½ bowl sink unit with mixer tap. Space for washing machine. Wall mounted gas fired combi boiler for central heating and hot water. Part tiled walls. Sealed unit double glazed window affording a view towards the South Downs.
Bathroom	White suite comprising panelled bath with mixer taps, shower attachment and tiled surround, pedestal wash basin with tiled splashback, close coupled WC. Single radiator, extractor fan.
Lease	
Maintenance	1/3 rd of building total.
Ground Rent	
Council Tax Band	A

MEA1755

NB: Whilst we endeavour to make our sales particulars accurate and reliable, we have not tested any fixture or items of equipment that may be included in the sale, nor do they form any part of any offer or contract. All measurements are approximate and given as a guide only. If there is any point which is of particular importance to you please contact our office and we will be happy to check the information, particularly if travelling some distance to view the property. Where reference is made to a lease, ground rent and maintenance information, or to planning permission or potential, such information is given in good faith and purchasers should make their own enquiries to the relevant authority.