

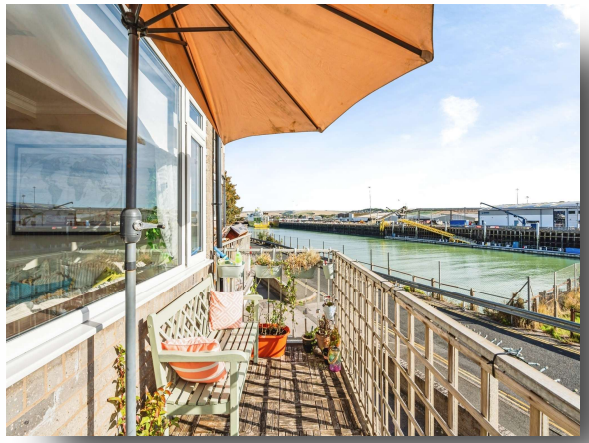
Fort Gate,Newhaven BN9 9DR

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welcome to

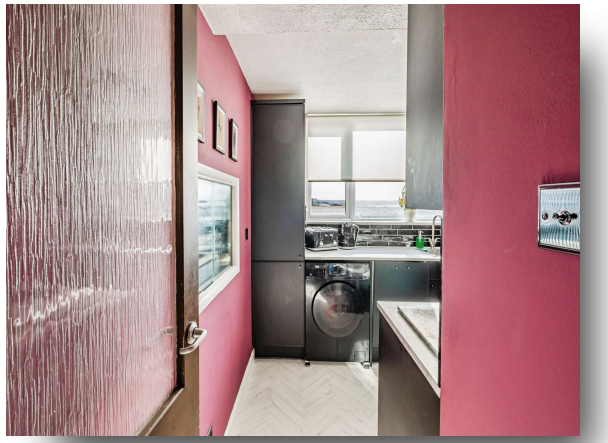
Fort Gate, Newhaven

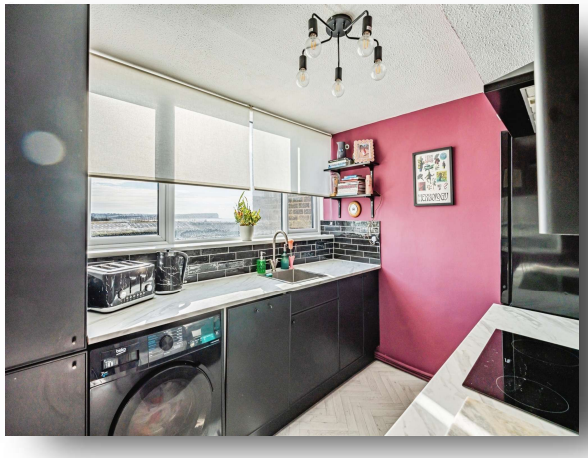
A two double bedroom first floor flat, ideally positioned close to Newhaven Town Centre and transport links. Offered to the market with a share of freehold, and benefits from a double length garage and far reaching sea views, making it an ideal property for first time buyers.

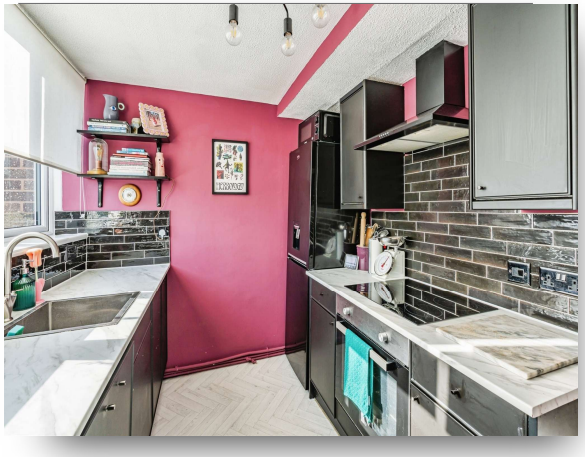


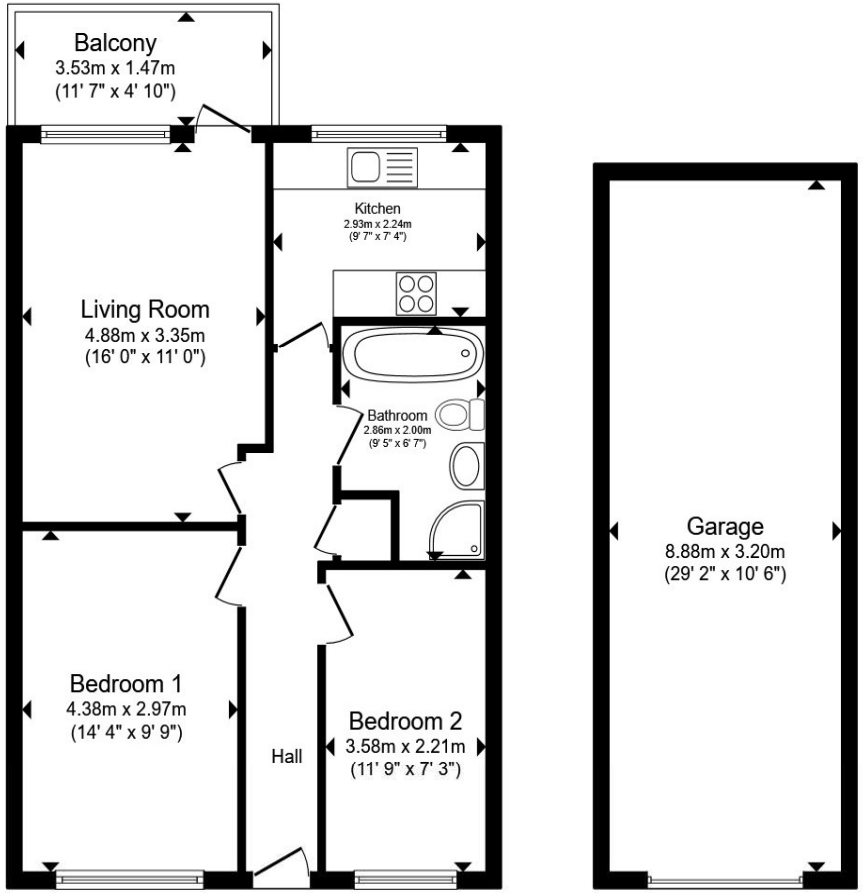












Total floor area 88.1 m² (949 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Entrance Hall

Living Room
16' x 11' (4.88m x 3.35m)

Balcony

Kitchen
9' 7" x 7' 4" (2.92m x 2.24m)

Bedroom One
14' 4" x 9' 9" (4.37m x 2.97m)

Bedroom Two
11' 9" x 7' 3" (3.58m x 2.21m)

Bathroom
9' 5" x 6' 7" (2.87m x 2.01m)

Garage

Agent's Note

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Fort Gate, Newhaven

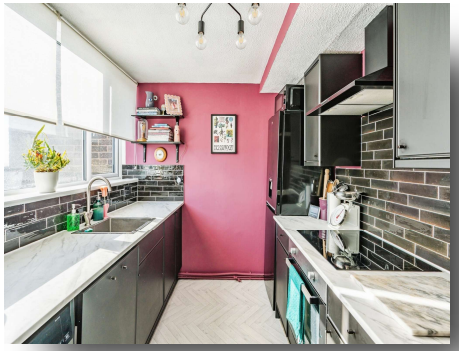
- SHARE OF FREEHOLD
- PRIVATE BALCONY WITH SEA VIEWS
- FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- LOUNGE AND KITCHEN WITH VIEWS

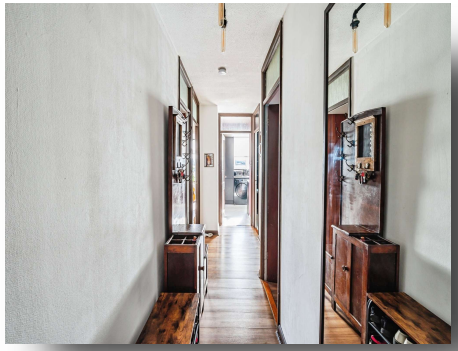
Tenure: Leasehold EPC Rating: F
Council Tax Band: C Service Charge: 1500.00
Ground Rent: £0

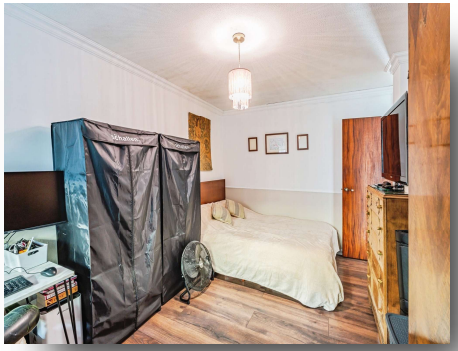
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£210,000 - £220,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SEA109350

The Property Ombudsman

Property Ref:
SEA109350 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

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