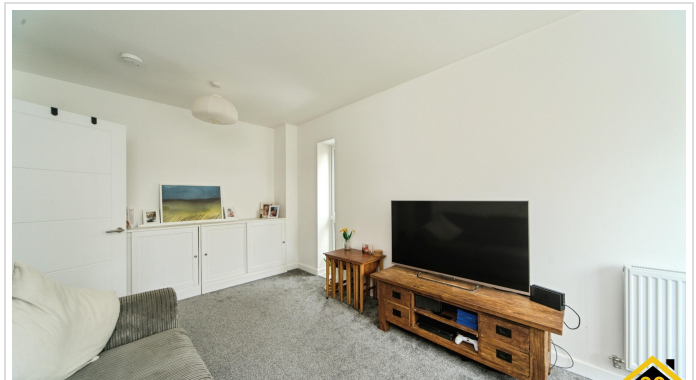


3 Bed Semi-Detached In Anemone Lane East, Sussex, BN9 9FG

£129,500





## SHORT DESCRIPTION

Property Ref: 15122 We are pleased to present an exceptional Semi-detached located at Anemone Lane, East Sussex, BN9. This wonderful residence boasts 3 bedrooms, 2 bathrooms, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience and Parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. The property is in close proximity to infant and secondary schools and several parks. Access to various transport links, buses into Brighton and Hove, and Eastbourne. Newhaven Town train station with links to Brighton and London. There is a Ferry to Dieppe, France, for trips to Europe. There are several beautiful countryside walks close to the property, including cliff-top walks and woodland walks. The property is within 10 minutes' drive to the beach, the Southdowns, and the newly renovated historical Newhaven Fort. The property is close to a wide range of supermarkets and other shops. There is also a local swimming pool and golf course. Property Type: Semi-detached Full selling price: £370000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 35% Share price: £129500.00 Monthly rent based on 35% share: £589.27 Remaining lease (In Years): 0 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £440.52 Council tax band: D EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

3

Bed Room(s)

2

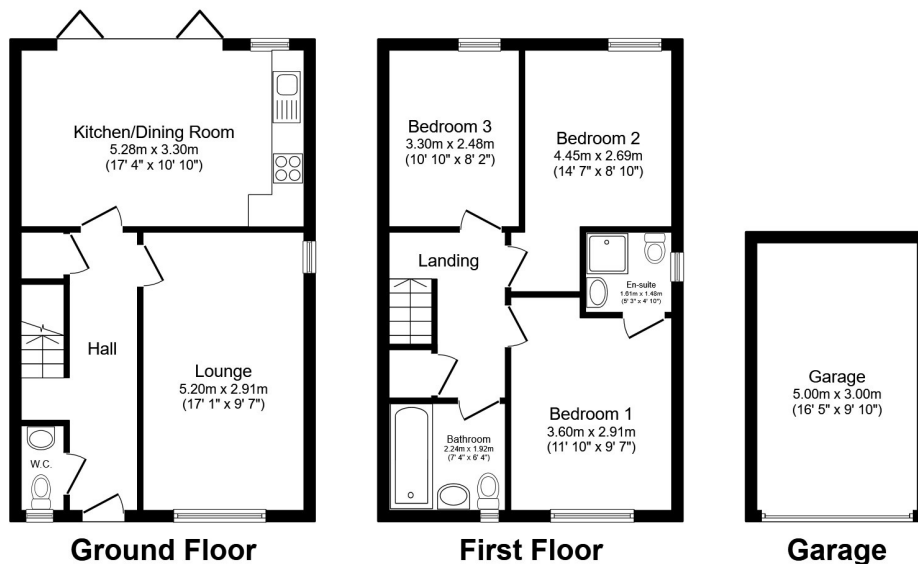
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 105.8 sq.m. (1,139 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.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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