

2 Bed End Of Terrace In Celandine Way, Newhaven, BN9 9FF

£186,000





## SHORT DESCRIPTION

Property Ref: 16568 We are pleased to present an exceptional end-of-terrace located at Celandine, Newhaven, BN9. This wonderful residence boasts 2 bedrooms, 1 bathroom, and 1 living room-dining, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a Front Garden, Rear Garden and Allocated, Off street 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 well located within Newhaven, offering convenient access to a range of local amenities, schools and transport links. Local shops, supermarkets and leisure facilities are easily accessible, with Newhaven town centre nearby. The area is served by several well-regarded primary and secondary schools, including Breakwater Academy, Harbour Primary and Seahaven Academy. Newhaven Town and Newhaven Harbour railway stations provide regular services to Brighton, Lewes and onward connections to London. Frequent local bus routes operate along the coast and into surrounding towns, while road links via the A259 and A26 offer good connectivity. Property Type: End of Terrace Full selling price: £310000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 60% Share price: £186000.00 Monthly rent based on 60% share: £338.56 Remaining lease (In Years): 987 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £715.32 Council tax band: C EPC rating: B Measurement: Bedrooms, Bathrooms and Living room-Dining room Possession of the property: Occupied

2

Bed Room(s)

1

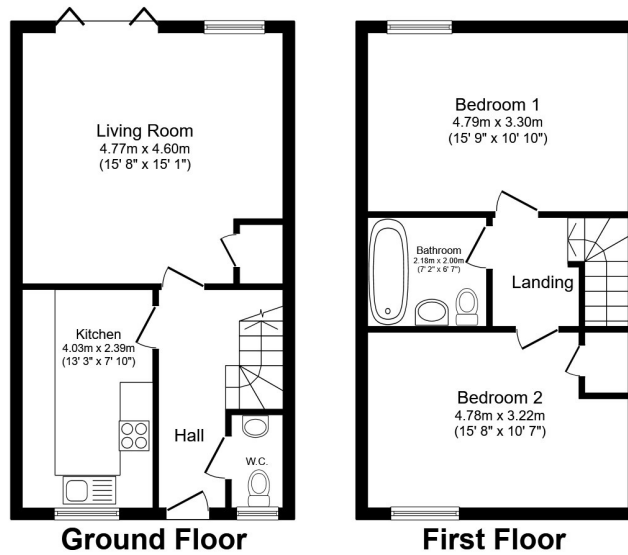
Bath Room(s)

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 83.0 sq.m. (893 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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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