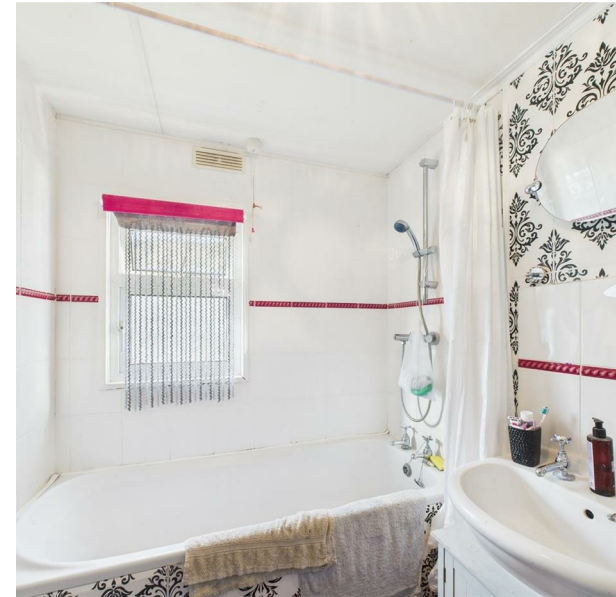


Court Farm Road, Newhaven, BN9 9DH

Asking Price £170,000

Council Tax Band: A



Situated in the PRIVATE Downland Park in Newhaven, this spacious TWO BEDROOM park home offers a delightful blend of COMFORT and CONVENIENCE. As you step inside, you are welcomed by a BRIGHT and AIRY living/dining room, perfect for both relaxation and entertaining. The well-proportioned kitchen, complete with an additional utility room, provides ample space for culinary pursuits and everyday tasks.

This charming property features two bedrooms, ensuring plenty of room for rest and privacy. With two bathrooms, morning routines and guest visits are made effortless, catering to the needs of modern living.

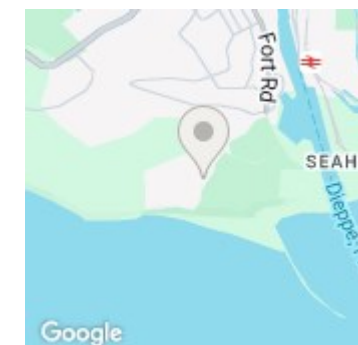
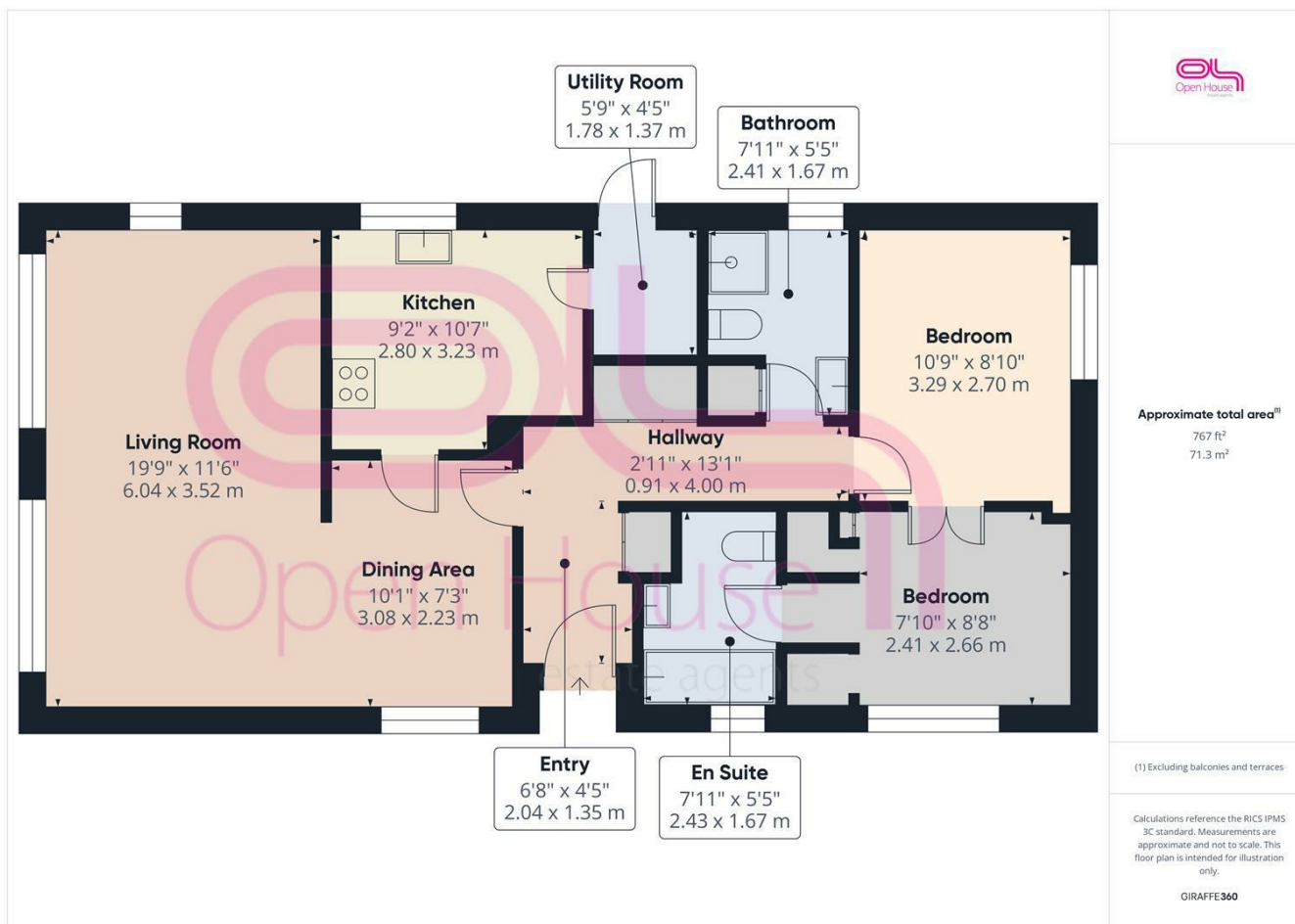
Outside, the private garden presents views over the South Downs, offering a tranquil retreat ideal for enjoying the fresh air or hosting gatherings with family and friends. This home is not just a place to live; it is a sanctuary that combines practicality with a warm, inviting atmosphere.

Whether you are looking to downsize, seeking a peaceful retreat, or searching for a family-friendly environment, this park home in Downland Park is a wonderful opportunity. With its thoughtful layout and desirable location, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.

Monthly Ground Rent £213



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	