

21 Rectory Close, Newhaven, BN9 9HL
Price Guide £180,000



A ground floor flat with its own private garden in a block of only 4 flats, situated in a popular residential area within a 5 minute walk from the bus stop on Brighton Road. The spacious accommodation has a large living room, open-plan kitchen, two bedrooms and a modern bathroom. Gas central heating and UPVC double glazing. Low outgoings. No Chain.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	