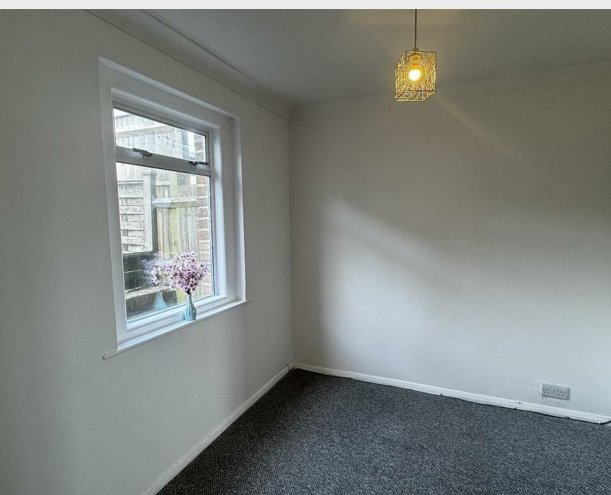


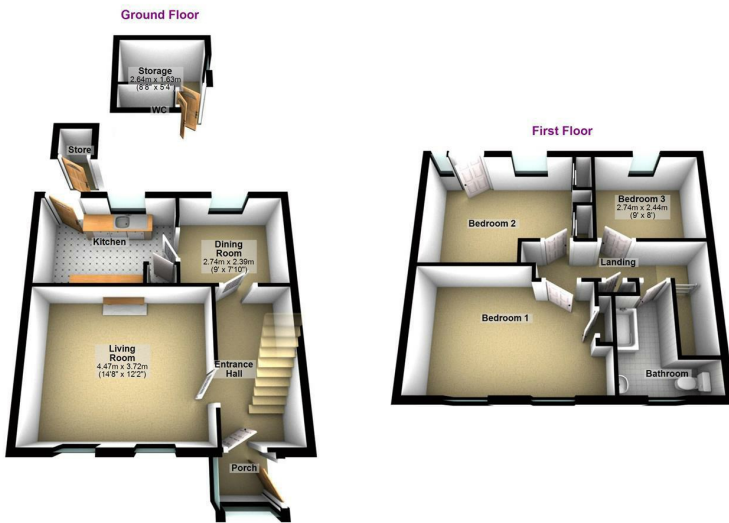
60 Western Road, Newhaven, BN9 9JN  
Offers In The Region Of £295,000



A newly decorated family house in an elevated position with views towards Seaford Head. The property has double glazing and gas central heating, The rear garden is approx. 60' long and has brick-built outbuildings. Positive input ventilation system. No Chain.



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. Plan produced using PlanIt.



Total area: approx. 92.8 sq. metres (998.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. Plan produced using PlanIt.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
(82 plus) <b>A</b>	(87) <b>B</b>	(82 plus) <b>A</b>	(85) <b>B</b>
(61-81) <b>B</b>	(72) <b>C</b>	(69-81) <b>B</b>	(70) <b>C</b>
(39-60) <b>C</b>	(54-60) <b>D</b>	(59-69) <b>C</b>	(54-69) <b>D</b>
(15-40) <b>D</b>	(21-54) <b>E</b>	(39-54) <b>D</b>	(39-54) <b>E</b>
(1-14) <b>E</b>	(1-21) <b>F</b>	(21-39) <b>E</b>	(21-39) <b>F</b>
(0-7) <b>F</b>	(0-1) <b>G</b>	(0-20) <b>F</b>	(0-20) <b>G</b>
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC