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BED

# Bungalow with Garage & Off Road Parking

38, Rookery Way, Newhaven, BN9 0SD



Price £315,000

Freehold

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# 38 Rookery Way, BN9 0SD

Approximate Gross Internal Area = 63.30 sq m / 681 sq ft

Garage Area = 11.89 sq m / 128 sq ft

Total Area = 75.19 sq m / 809 sq ft

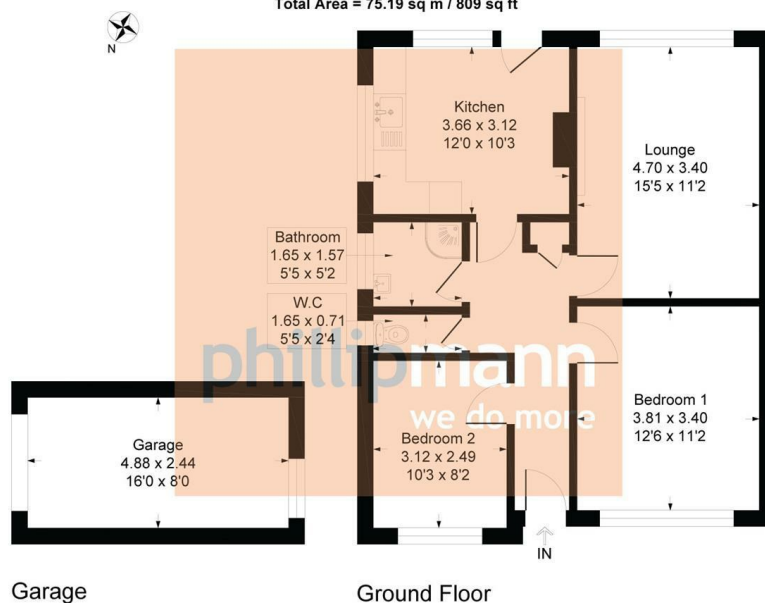


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this two bedroom semi-detached bungalow situated in a popular residential location in Denton Village. The property has plenty of potential and is being sold with no ongoing chain.

The property is accessed via part glazed entrance door leading into entrance hall with airing cupboard, loft access and access to the remainder of the accommodation. The spacious lounge is carpeted, has an fire with fireplace and window overlooking the rear. The kitchen/breakfast room is spacious and fitted with wood fronted wall and base units incorporating a selection of cupboards and drawers. There is space for a washing machine, cooker and fridge/freezer. A window overlooks the side and windows and doors overlook and afford access to the rear garden.

The main bedroom is a generous double which is carpeted and overlooks the front. Bedroom two, again a good size is carpeted and overlooks the front. The shower room is fully tiled and fitted with a corner shower and wash hand basin, there is a frosted window to the side. A seperate cloakroom completes the accommodation fitted with low flush WC and frosted window.

Outside, the garden is a good size which has steps leading down to an area of lawn, there is a timber shed and side access. There is a garage to the side with up and over door. The side garden is mainly laid to lawn with shrub borders. Rookery Way is situated in a quiet location close to countryside walks, bus routes and local shops.



Energy Rating D

Council Tax Band C

moreinfo...



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