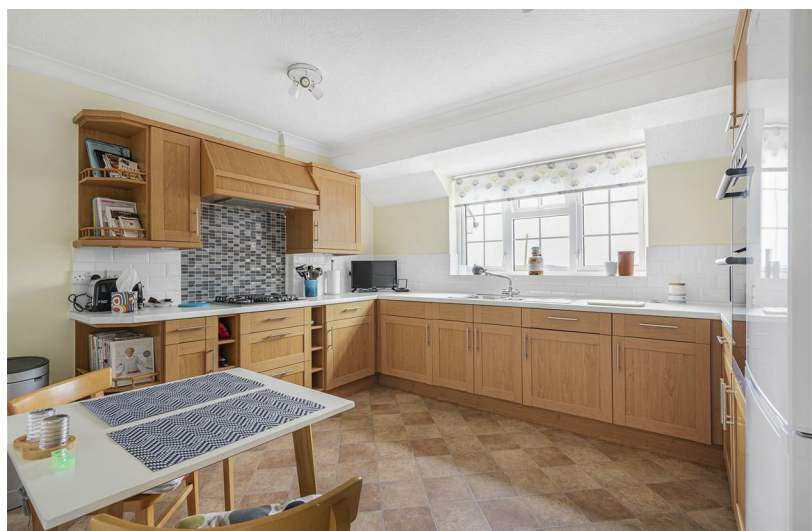


3
BED

A Spacious Detached House With Double Garage

38, Arundel Road, Newhaven, BN9 0ND



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Freehold

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38 Arundel Road, BN9 0ND
Approximate Gross Internal Floor Area = 138.29 sq m / 1489 sq ft

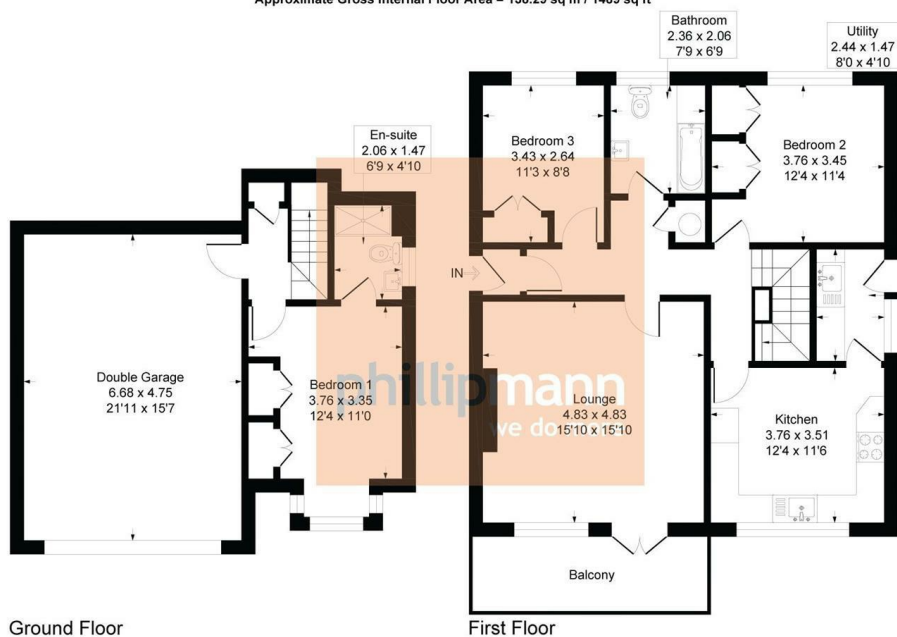


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this well presented three bedroom detached house situated in a popular location on Mount Pleasant. The property has been well maintained throughout it's years of ownership and viewings come recommended.

The property is accessed via part glazed entrance door leading into spacious entrance hall with airing cupboard and loft access. The generous size lounge is situated at the front of the property, this bright and airy room is carpeted, has an gas fire and patio doors leading out to the front balcony which enjoys open views towards the Sea. The kitchen is fitted with a range of wood fronted wall and base units incorporating a selection of cupboards and drawers, there is a built in electric oven and gas hob and space for an upright fridge/freezer. This room is complete with part tiled walls and window overlooking the front with the same views as the lounge. An opening leads to the utility room with space for a washing machine, dishwasher and there is a further sink unit and door leading to the rear garden. Bedroom two is situated on this level which is a good size double with two built in wardrobes and overlooks the rear garden. Bedroom three has a built in wardrobe and overlooks the rear. The main bathroom is fitted with a panelled bath with mixer tap and shower over, low flush WC and wash hand basin. There are part tiled walls and a frosted window to the rear.

Stairs lead down to the ground floor which has an understairs cupboard and access to the remainder of the accommodation. The main bedroom is on this level which has two built in wardrobes and a refitted en suite comprising fully tiled walk in shower, low flush WC and wash hand basin. This level also has access to the double garage with power, light and electric door.

Outside, the delightful rear garden has an area of patio and steps up to an area of lawn. This is timber fence enclosed with side access. The front is arranged as off road parking.



Energy Rating C

Council Tax Band D

moreinfo...



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