

3
BED

Modern Three Bedroom Waterside House

33, West Quay, Newhaven, BN9 9DQ



Price £289,950

Freehold

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inbrief...

Phillip Mann estate agents are delighted to offer for sale this three bedroom family house located on the popular West Quay development. The property is being with NO ONGOING CHAIN and an internal viewing is recommended.

A part glazed door gives access to the entrance hall which has laminate flooring and access to the downstairs accommodation.

The lounge/diner is a lovely bright room which has a large storage cupboard, ample space for a dining table, laminate flooring and patio doors which overlooks the rear garden. The kitchen is fitted with a good selection of cupboards and drawers. A sink unit is set into rolled edged work-surface and there is a built in cooker and hob. There are spaces for fridge/freezer, washing machine and dishwasher. Completing the room is tiled flooring, part tiled walls, cupboard housing the boiler and a window overlooking the front.

The first floor landing has loft access, storage cupboard and doors which gives access to the remainder of the accommodation. Bedroom one is a generous double which has ample space for a wardrobe and a Juliette balcony overlooking the front. A door gives access to an en-suite shower room which has a shower cubicle, low level WC and wash hand basin. Bedroom two is a further double which overlooks the rear. Bedroom three is a good size single and again overlooks the rear. Completing the inside is a family bathroom which is fitted with a paneled bath with shower attachment, low level WC and wash hand basin.

Outside there is a landscaped rear garden with a lower patio area with steps leading to several further patio areas. The garden is timber fenced enclosed.

The front has off road parking and a storage cupboard, plus an additional private car park space nearby

Lounge/Diner - 15'8 x 15'5
 Kitchen/Breakfast Room - 13'2 x 7'7
 Bedroom One - 12'9 x 9'2
 Bedroom Two - 12'6 x 8'4
 Bedroom Three - 9'3 x 6'8



Energy Rating C

Council Tax Band C

moreinfo...



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