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BED

Unique Victorian Terrace Close to Town

35, Meeching Road, Newhaven, BN9 9RL



Offers Over £325,000

Freehold

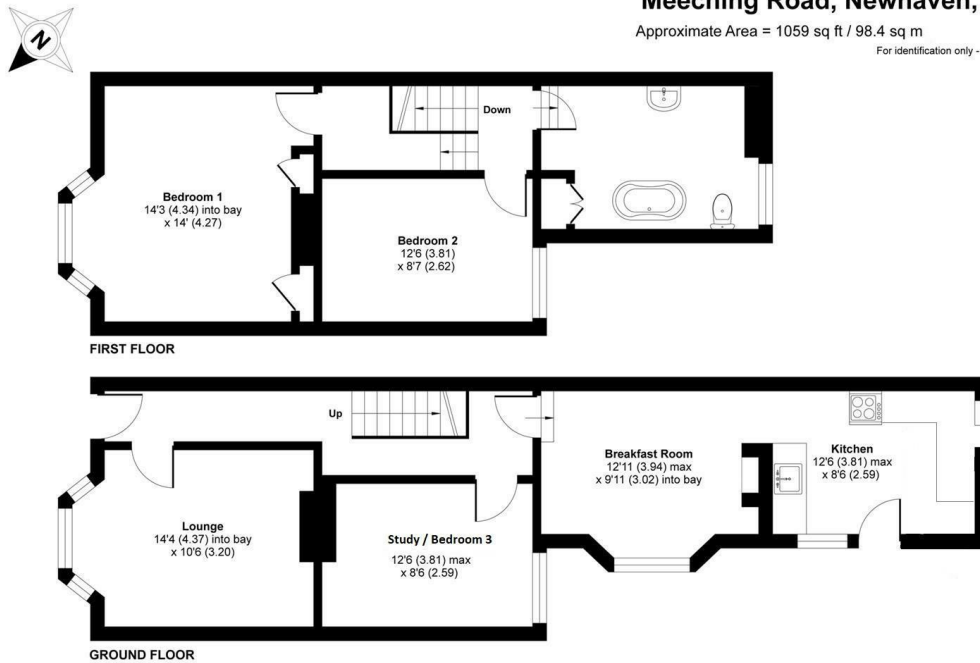
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Meeching Road, Newhaven, BN9

Approximate Area = 1059 sq ft / 98.4 sq m

For identification only - Not to scale



inbrief...

Phillip Mann estate agents are delighted to offer for sale this characterful Victorian house situated in a popular residential location close to Newhaven Town Centre. The property is being sold with NO ONGOING CHAIN and has been tastefully renovated boasting original features throughout, gas central heating (boiler fitted 2019), new roof (2023) and full rewire in the last year.

Exposed floorboards, which continue throughout the property, lead into the lounge. This room overlooks the front and has a sash bay window and exposed brick fireplace with feature picture rails. A separate study/bedroom three is situated on this level, has an original fireplace, built in storage and a window overlooking the rear garden. The dining area is a great space which has an open fireplace, window to the side and an opening leading to the kitchen. The farmhouse style kitchen is a particular feature of this property which benefits from a butler style sink, space for cooker, fridge/freezer and slimline dishwasher. This room is complete with a vaulted ceiling creating the feeling of space, a door gives access to the garden and a sash window and further picture window overlooks the rear.

Upstairs, the first floor landing has loft access which has the potential to convert (subject to the usual planning permissions). The main bedroom is a good sized room, has two built in storage cupboards and a bay window to the front. Bedroom two, another double room, has a cast iron fireplace and a sash window overlooking the rear. The spacious bathroom is fitted with a claw foot bath with mixer tap and shower over, low flush WC and wash hand basin. There is a frosted sash window to the rear and plumbing and space for a washing machine and tumble dryer.

Outside the delightful rear garden has many levels, which has plenty of established trees and shrubs. The garden is fence enclosed and has a rear access gate. There is the potential for off road parking to the rear.



Council Tax Band C

Energy Rating D

moreinfo...



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