

## localknowledge...

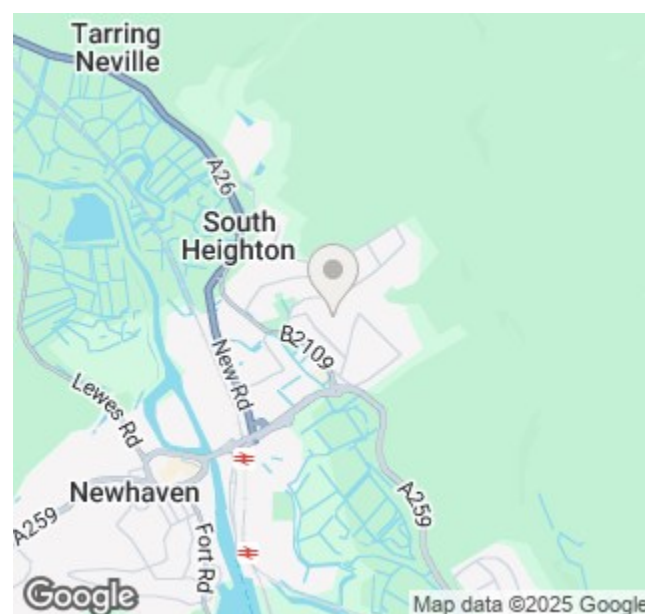
Kings Avenue is located on Mount Pleasant. The house is within a stones throw of countryside walks and easy access onto the A26. A local Sainsbury's can be found within a 5 minute walk as well local bus routes to Eastbourne, Seaford and Brighton.

## moreinfo...

Phillip Mann Newhaven Office

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**3**  
BED

**A Stunning Semi-Detached House - NO CHAIN**  
32, Kings Avenue, Newhaven, BN9 0NA



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inbrief...

A three bedroom semi-detached house located on Mount Pleasant. The property has accommodation to include lounge/diner, kitchen, three double bedrooms and family bathroom. Benefits include gas fired central heating, double glazed windows and a landscaped rear garden.

Style:	Semi-Detached House
Bedrooms:	Three
Reception rooms:	One
Area:	1246 SQ FT / 115.77 SQ MT
Outside:	Stunning Rear Garden
Parking:	Ample Off Road Parking & Garage
Energy rating:	C
Council Tax Band:	D

moredetail...

Phillip Mann estate agents are delighted to offer this exceptional semi-detached house located on Mount Pleasant. The property has been well looked after but the current owners and the property is being sold with NO ONGOING CHAIN.

A glazed patio door gives access to a large entrance porch which has a built in storage cupboard which is big enough to hold a washing machine and tumble drier. A part glazed door gives access to the entrance hall where you have wood flooring, downstairs storage cupboard and oak doors gives access to the downstairs accommodation. The lounge/diner is a stunning room which has wood flooring, a feature gas fire and ample space for a dining room table. Large patio doors gives access onto the rear garden. The kitchen has been refitted with a range of white front wall and base units which incorporates a selection of cupboards and drawers. A built in sink unit in set into worktops and there is an integrated dishwasher and fridge along with space for washing machine and cooker. Completing the downstairs is a refitted cloakroom.

The first floor landing has a large window overlooking the front, loft access and doors which lead to the remainder of the accommodation. The master bedroom is located at the rear which is a lovely size room with built in wardrobes with a window overlooking the rear. Bedroom two is located at the front which has built in wardrobes and patio door giving access to a balcony. Bedroom three is a further double overlooking the rear. Completing the inside is a family bathroom which has a paneled bath, low level WC and double sink unit.

Outside the rear garden is a particular feature of this house. There is a large amount of established trees, plants and shrubs, upper seating area and a stunning built in heated swimming pool. There are several power points, lights, side access and is fence enclosed.

The front is arranged as off road parking and there is access to an integral garage.

What the owner says...

We have loved living at the property and will dearly miss the rear garden which we spend a lot of time in.



Bear in mind...

The house has an integral garage which has the potential to be converted into a further room if needed.

