

3
BED

Three Bedroom Semi-Detached Bungalow

37, Valley Close, Newhaven, BN9 9XS



Price £335,000

Freehold

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37 Valley Close, BN9 9XS

Approximate Gross Internal Floor Area = 90.45 sq m / 974 sq ft

Garage Area = 15.75 sq m / 170 sq ft

Total Area = 106.2 sq m / 1144 sq ft

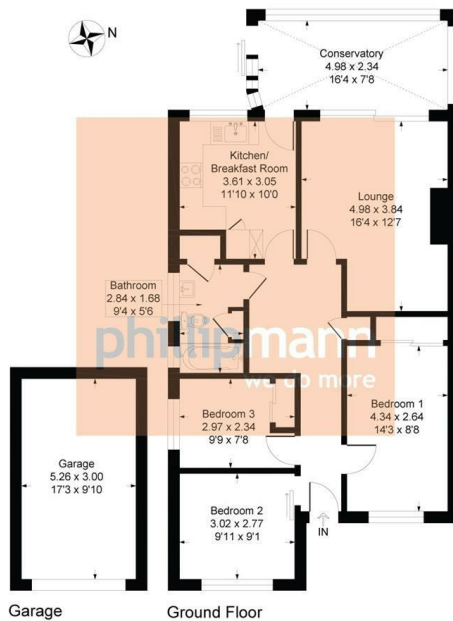


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this spacious and well presented 3 bedroom semi-detached bungalow in Valley Close, Newhaven; a quiet location with nice views and no passing traffic.

The property has been well maintained. A part-glazed entrance door leads to a spacious hallway, with storage cupboard and access to all principal rooms. In the hall, a loft hatch with fold-down ladder, gives access to a very spacious, well-insulated loft.

The master bedroom is a generous double, with built-in wardrobes; a window overlooks the front, with views across Newhaven.

Bedroom two is also a well-proportioned double, also enjoying a front aspect.

Bedroom three is a good-sized single, capable of accommodating a double bed and has built-in wardrobes.

The lounge/diner is a bright and inviting space overlooking the rear garden, with ample room for seating and dining. Full-width double-glazing with a sliding door opens to a large conservatory, creating a lovely area for relaxing.

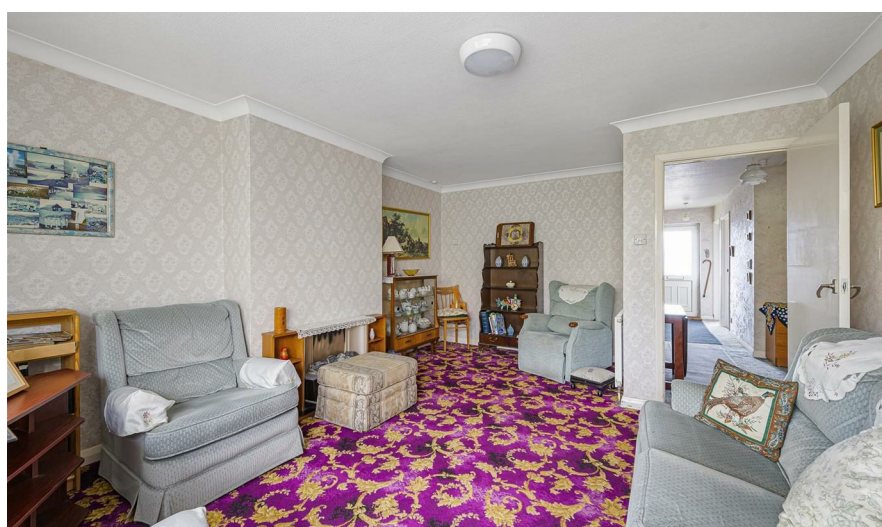
The kitchen has a wall mounted serviced gas-fired boiler. A range of wall and base units offer plenty of cupboard and drawer space. An electric double oven, with a four-ring gas hob is fitted. There is ample space for additional appliances. A large window provides views over the rear garden.

The bathroom has a walk-in bath with shower over; low-level WC and wash-hand basin. The room is tiled and has a large airing cupboard.

Outside, the property enjoys a lovely, large rear garden. Steps lead to a paved seating area with well-stocked border. Two further steps up a lawn and fruit trees are bordered by well-established flower beds.

A side access leads to the rear garden which backs directly onto open farmland, offering a pleasant outlook and views across the Ouse Valley toward Piddinghoe.

The front has a small lawn with established borders, generous off-road parking and a larger than average garage with power, lighting, and a water supply.



Energy Rating C

Council Tax Band C

moreinfo...



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