

3  
BED

# Detached House in Quiet Location

6, Maple Leaf Close, Newhaven, BN9 9YA



Price £375,000

Freehold

**phillipmann**  
we do more

[www.phillipmann.com](http://www.phillipmann.com)



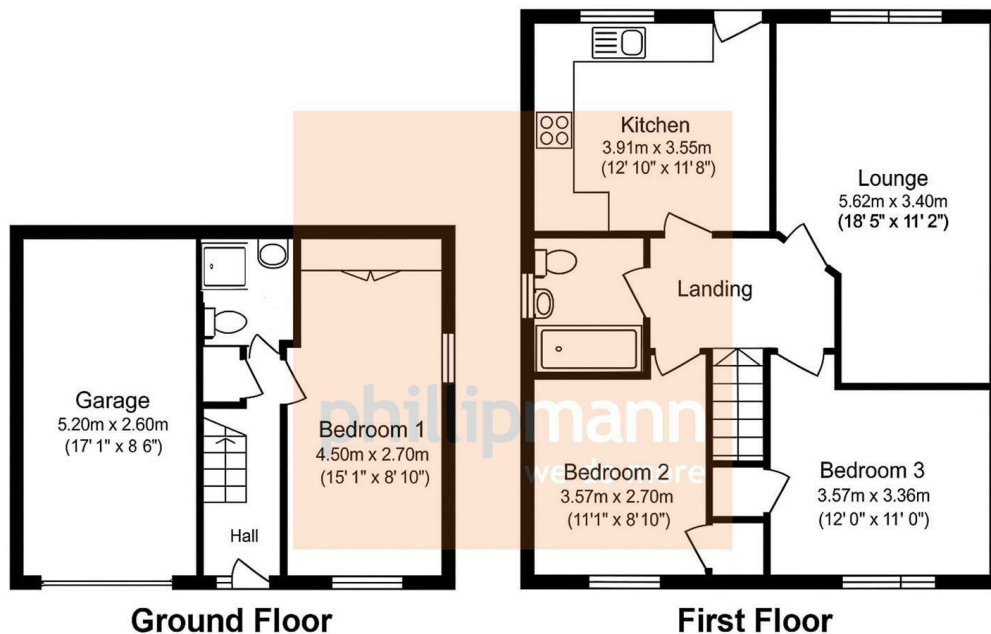


Illustration for identification purposes only, measurements are approximate, not to scale.

## inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this well presented three bedroom detached house situated in a quiet close in Newhaven. The property benefits from gas central heating, double glazing and is being sold with no ongoing chain.

The property is accessed via part glazed entrance door leading into spacious entrance hall. On the ground floor there is a bedroom which is a generous double with laminate flooring, built in wardrobes and overlooks the front of the property. Also on the ground floor is a fully tiled shower room with corner shower, wash hand basin and low flush WC.

Stairs rise to the first floor landing giving access to the loft and the remainder of the accommodation. Bedroom two, is a good size double, carpeted, has a built in cupboard and overlooks the front of the property. Bedroom three, is carpeted, has a built in cupboard and overlooks the front. There is also a shower room which has been refitted with a large walk in shower, vanity style wash basin and low flush WC. There is also a heated towel rail and frosted window to the side.

The spacious lounge/diner is a generous size which has laminate flooring, space for a dining set, a small window to the side and sliding patio doors leading onto the rear garden. The spacious kitchen is fitted with a range of light fronted wall and base units incorporating a selection of cupboards and drawers. There is a built in oven and gas hob and there are spaces for modern day appliances to include fridge/freezer, washing machine, dishwasher and tumble dryer. A window and door overlook and afford access onto the rear garden.

The rear garden is a particular feature of this property which has been landscaped which is mainly laid to lawn with flower and shrub borders and an area of patio. There are steps that lead up to an upper seating area with shrubs. There is also a timber shed. The garage has an up and over door and there is off road parking to the front.



Energy Rating D

Council Tax Band C

moreinfo...



Phillip Mann Newhaven Office  
16 Bridge Street, Newhaven, BN9 9PJ  
01273 517517

To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)