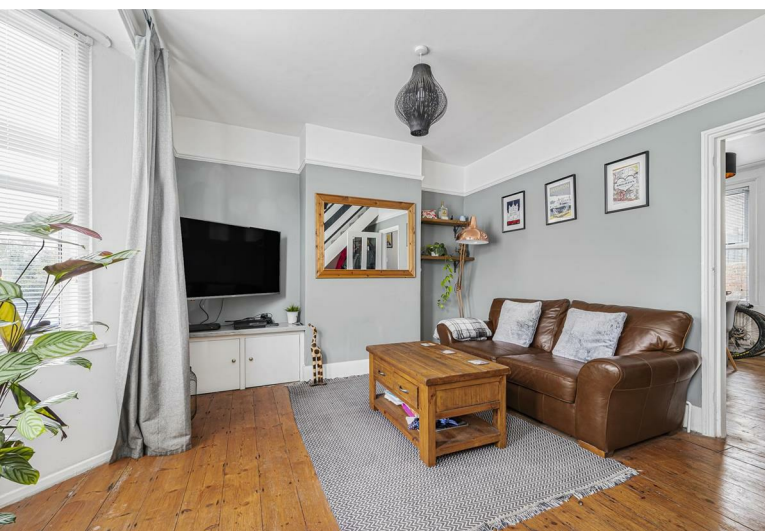


3  
BED

# Well Presented Victorian Terrace House

32, Lewes Road, Newhaven, BN9 9RU



Price £319,950

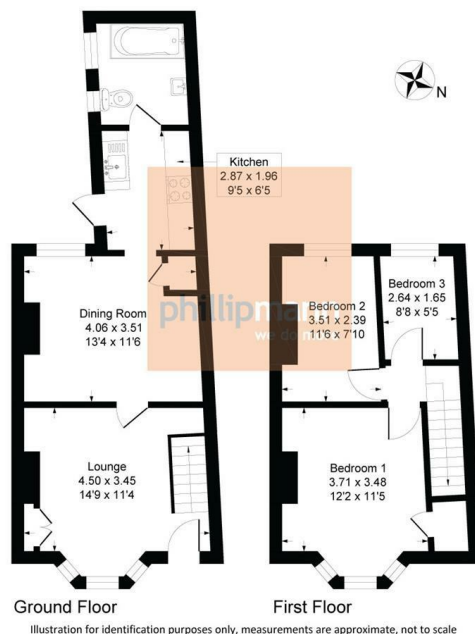
Freehold

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32 Lewes Road, BN9 9RU  
Approximate Gross Internal Floor Area = 75.07 sq m / 808 sq ft



## inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this well presented three bedroom Victorian house situated close to Newhaven Town. The property benefits from gas central heating, double glazing, parking to the rear and viewings are highly recommended.

The property is accessed via part glazed entrance door leading into the lounge. This room benefits from exposed floorboards and bay window to the front. An opening leads to the dining room which is a good size, again, with exposed floorboard, a window overlooks the rear and door gives access to the kitchen. The kitchen is fitted with light fronted wall and base units incorporating a selection of cupboards and drawers, there are built in appliances to include fridge, freezer, washing machine, oven and electric hob. There are part tiled walls and floor and a door gives access to the rear garden.

The modern bathroom is located on the ground floor and is fitted with panelled bath with mixer tap and shower over, low flush WC and wash hand basin. This room is complete with fully tiled walls and floor and frosted window to the side.

Stairs rise from the lounge to the first floor landing providing access to the loft and the remainder of the accommodation. The main bedroom is situated at the front of the property which is carpeted, has a built in storage cupboard and bay window. Bedroom two, a good size, is carpeted and overlooks the rear. Bedroom three is a single, carpeted and has a window overlooking the rear.

Outside, the delightful rear garden has an area of shingle with stepping stones leading to an area of lawn, there is a timber shed, flower borders and side access gate.



Energy Rating D

Council Tax Band B

moreinfo...



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