



localknowledge...

Beresford Road is located on Mount Pleasant. The South Downs National Park is just a few meters away and local schools are also within easy reach. Mainline bus routes to Brighton and Eastbourne are just a few minutes away as is the local Sainsburys supermarket and Newhaven train station.

moreinfo...

Phillip Mann Newhaven Office

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inbrief...

A large semi-detached house located in Beresford Road. The property has accommodation to include a kitchen, dining room, lounge, four bedrooms on the first floor one featuring en suite, family bathroom, main bedroom with en suite on top floor, family/games room and utility room. Benefits include gas fired central heating, double glazed windows, landscaped rear garden, garage and off road parking.

Style:	Semi-Detached House
Bedrooms:	Five
Reception rooms:	Two
Area:	2513 SQ FT / 233.5 SQ MT
Outside:	Landscaped Rear Garden
Parking:	Garage & Parking
Energy rating:	C
Council Tax Band:	E

moredetail...

Phillip Mann Estate Agents are delighted to offer for sale this well presented five bedroom family home situated in a popular residential area. The property is arranged over four floors and offers spacious accommodation throughout.

The ground floor boasts a generous size lounge which features wood flooring which continues through to the dining room which has patio doors leading out to the rear garden. The kitchen is fitted with shaker style wall and base units, there is a built in dishwasher and space for an American style fridge/freezer and range cooker. There is a stable composite door and window overlooking and affording access to the rear. A seperate cloakroom completes this level.

Stairs rise to the first floor landing giving access to four of the bedrooms. Bedroom two is a generous size with built in wardrobes and en suite shower room with low flush WC and wash hand basin, this room overlooks the front. Bedrooms three and four are both doubles with built in wardrobes and overlook the rear. Bedroom five is a single, currently used as office space and overlooks the front. The family bathroom is fitted with a P shaped bath with shower over, vanity style wash basin and WC, there are tiled walls, floor and heated towel rail.

Stairs rise up again to the primary bedroom on the top floor. This spacious room has a built in wardrobe, eaves storage and en suite. The en suite is fitted with panelled bath with mixer tap and shower over, low flush WC and wash hand basin. This room overlooks the rear.

From the entrance hall, a further staircase leads down to a utility room fitted with a sink unit and space for a washing machine and tumble dryer. There is a hallway leading to the family/games room which is a generous size offering further living space and a door access the garage with power and light.

Outside, the delightful rear garden has an area of patio with steps leading up to lawn, raised flower beds and a summerhouse. The front is arranged as off road parking.



For further information or to arrange a viewing please call our Newhaven Branch on 01273 517517.



Bear in mind...

The garage has plenty of scope to convert subject to the usual planning permissions.