

3
BED

Semi Detached House with Large Garden

14, Third Avenue, Newhaven, BN9 9JA

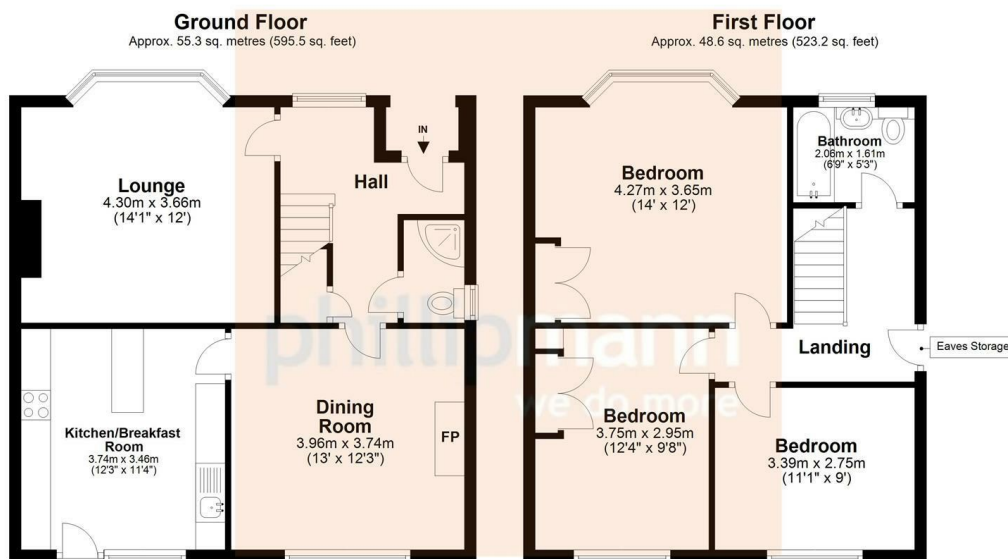


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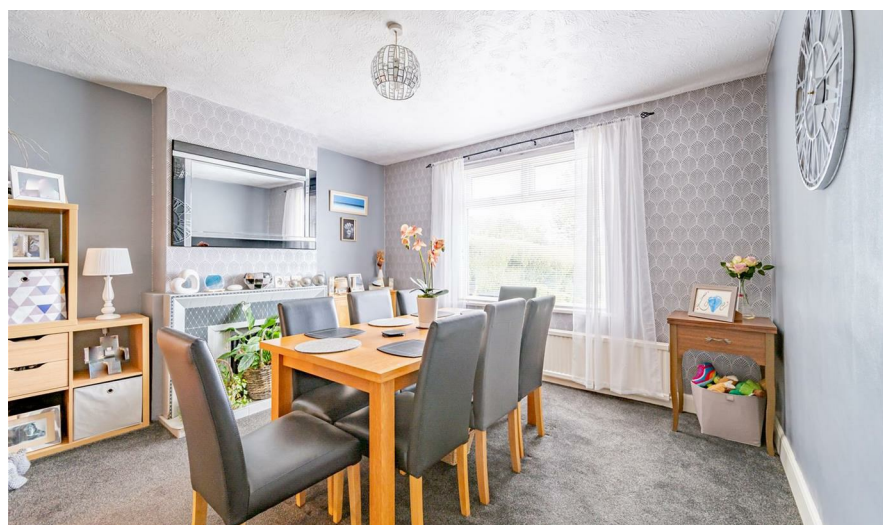


Total area: approx. 103.9 sq. metres (1118.7 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.

inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this three bedroom family house situated in a popular residential area in Newhaven. The property benefits from gas central heating, double glazing and viewings are recommended. A part glazed entrance door leads into spacious entrance hall, here there is understairs storage and access to the ground floor accommodation. The lounge is a good size which is carpeted and has a bay window overlooking the front. The generous dining room has plenty of space for a dining set, is carpeted and has a window overlooking the rear garden. Moving through the kitchen is fitted with a range of wood fronted wall and base units incorporating a selection of cupboards and drawers. There is a built in oven, hob and extractor with space for modern day appliances to include fridge, freezer, washing machine and dishwasher. There is a breakfast bar and window and door overlooking and affording access to the rear garden. Completing the downstairs is a shower room fitted with corner shower cubicle with electric shower, low flush WC and heated towel rail. Stairs rise to the first floor landing which provides access to eaves storage and the remainder of the accommodation. The primary bedroom is an excellent size which is carpeted, has access to eaves and a bay window overlooking the front. Bedroom two, again, a double has built in wardrobes and overlooks the rear with stunning views towards Downland. Bedroom three, a good size single and overlooks the rear with lovely views towards Seaford Head and further Downland. The bathroom is fitted with panelled bath with mixer tap and electric shower, low flush WC and vanity style wash basin. This room is complete with a heated towel rail and frosted window. Outside, the delightful rear garden is a particular feature of this property which is mainly laid to lawn with an upper area of patio and decked area for seating. The garden is fence and wall enclosed. The front is arranged as off road parking.



Energy Rating D

Council Tax Band D

moreinfo...



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