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BED

A Stunning Detached House Close To Town

38, Church Hill, Newhaven, BN9 9LX



Price £399,950

Freehold

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38 Church Hill, BN9 9LX

Approximate Gross Internal Floor Area = 78.57 sq m / 846 sq ft

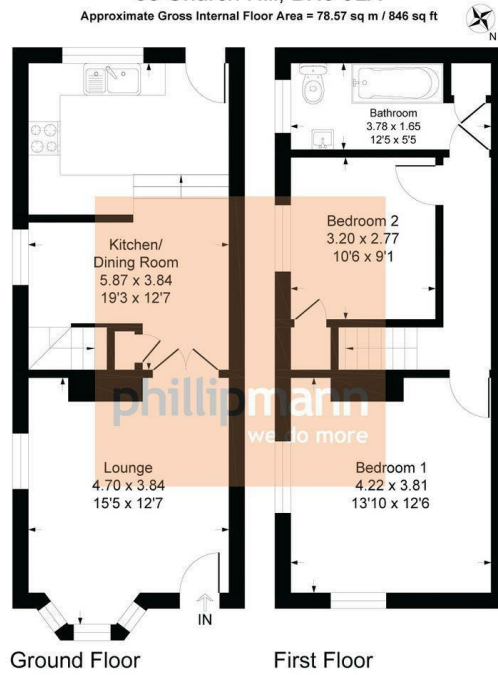


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

We are delighted to offer this unique opportunity to purchase this charming detached Victorian home, ideally situated in a convenient location. Beautifully presented throughout and finished to an excellent standard, this characterful property combines period features with stylish modern living. An internal viewing is highly recommended to fully appreciate everything it has to offer.

A solid wooden entrance door opens into the stunning lounge, a bright and welcoming space featuring an attractive fireplace with an inset wood-burning stove. Dual-aspect windows to the front and side flood the room with natural light, creating a warm and inviting atmosphere.

An opening leads into the impressive open-plan kitchen/dining room, another wonderfully bright space that is ideal for both everyday living and entertaining. The kitchen is fitted with a range of attractive wall and base units incorporating a selection of cupboards and drawers, complemented by solid wood worktops. A double Butler sink, integrated electric oven and hob, and charming period-style tiled flooring complete the kitchen area. The tiled flooring continues seamlessly into the dining area, where there is ample space for a large dining table. A front-facing window enjoys delightful views towards St Michael's Church, adding to the room's appeal.

Stairs rise from the dining room to the first-floor landing, which provides loft access and doors leading to the remaining accommodation. The principal bedroom is a generous double room with a feature fireplace and dual-aspect windows to the front and side, enjoying lovely open views. Bedroom two is also a comfortable double room, benefitting from a built-in wardrobe and a side-facing window.

The accommodation is completed by a tastefully refitted family bathroom, fitted with a panelled bath with shower over, a low-level WC, and a wash hand basin.

Outside, the property benefits from a private, low-maintenance rear garden.



Council Tax Band C

Energy Rating D

moreinfo...



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