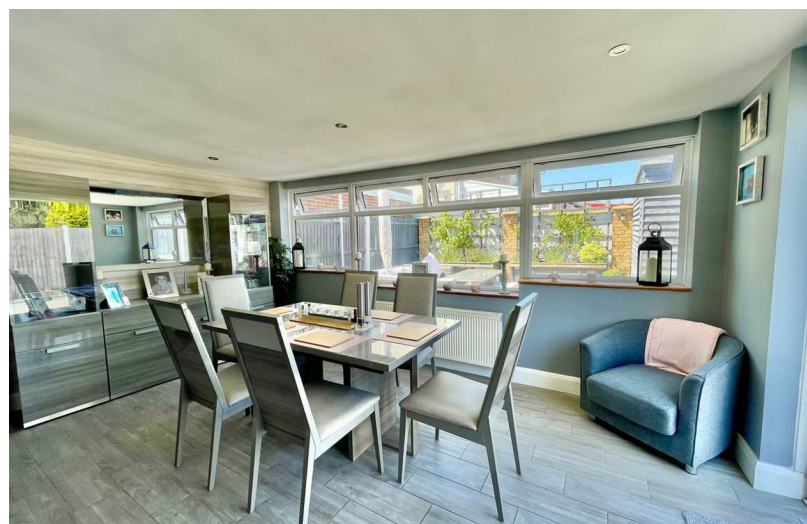


3  
BED

# Three Bedroom Family House With Sea Views

62, Hillcrest Road, Newhaven, BN9 9EG



Guide Price £390,000

Freehold

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## inbrief...

Phillip Mann estate agents are delighted to bring to the market this immaculately presented extended three bedroom two reception room family home. The property boasts tremendous downstairs free flowing living accommodation which has been extended featuring a tremendous size dining room/family room also added in the extension is a very useful home office.

The state of the art open plan kitchen living room benefits from a wealth of wall and base units, every appliance you would need including a full height freezer, separate fridge, wine chiller, tumble dryer, washing machine, dishwasher and two eye level ovens. The lounge is situated at the front of the property presenting stunning views of the harbour, sea and Seaford head. The recently refurbished downstairs w/c completes the ground floor accommodation.

Upstairs the accommodation comprises of three double bedrooms and a recently fitted bathroom suite. The large Master bedroom offers a vast amount of wardrobe/storage space and is completed with harbour/sea views. Bedroom two and bedroom three are located at the rear of the property both benefiting from distant downland views. A family bathroom completes the accommodation upstairs.

The outside of the property features a good size L shaped rear/side garden with 2 large summer house and shed. The front is arranged as off road parking for several cars. Also to note that the boiler was fitted in 2022 along with new windows throughout. The electrics were also renewed in 2019.

Hillcrest Road is ideally situated to access both the town centre and the A259 coastal road. The town centre itself has a range of shops, cafes with further facilities including Seahaven swimming pool, various bus and train links to Brighton, Lewes, Eastbourne and London Victoria, as well as ferry links to the French port Dieppe.



Energy Rating C

Council Tax C

moreinfo...

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

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