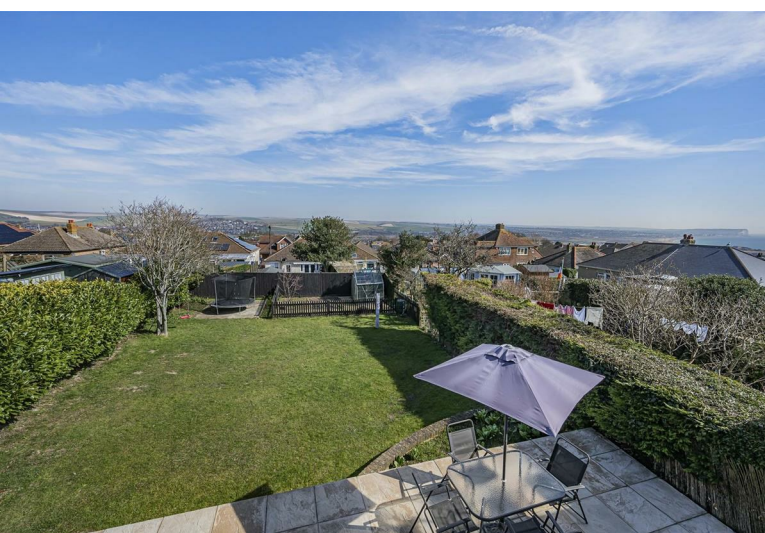


3  
BED

# A Stunning Semi-Detached House - No Chain

6, Third Avenue, Newhaven, BN9 9JA



Price £425,000

Freehold

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6 Third Avenue, BN9 9JA

Approximate Gross Internal Floor Area = 115.68 sq m / 1245 sq ft

Garage Area = 14.77 sq m / 159 sq ft

Total Area = 130.45 sq m / 1404 sq ft

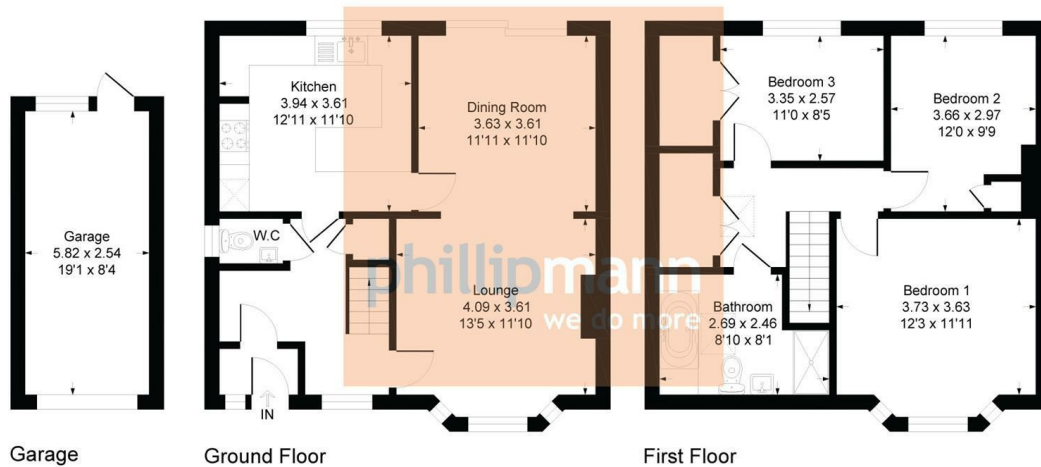


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Phillip Mann estate agents are delighted to offer for sale this stunning three bedroom semi-detached house located in a prime location in Newhaven. The property has undergone extensive updating throughout the years of occupation and an internal viewing come highly recommended.

A composite front door gives access to a handy entrance porch which has a glazed door leading to the entrance hall. There are several storage cupboards, wood flooring and doors give access to the downstairs accommodation. The lounge/diner is a stunning bright room which has wood flooring, feature fireplace, ample room for a dining table, a bay window overlooks the front and large patio doors give access to the rear garden.

The kitchen/breakfast room has been tastefully refitted with an excellent range of wall and base units which incorporate a selection of cupboards and drawers. There is a sink unit which is set into worktops and there is a built-in oven, hob and dishwasher. There are spaces for fridge/freezer, freezer and washing machine. The room is complete with part tiled walls, wall-mounted boiler, breakfast bar and a window overlooking the rear garden. Completing the downstairs is a cloakroom with a WC and wash hand basin.

The first floor landing has eaves cupboards, Velux window, access to a loft space (which is used as an occasional bedroom) and doors lead to the remainder of the accommodation. Bedroom one is a generous size room with ample space for wardrobes and a bay window overlooks the front. Bedroom two is a further double room which overlooks the rear and offers fantastic 180-degree views over The South Downs and towards Seaford Head. Bedroom three is a good size single and again enjoys the view. Completing the inside is a tastefully refitted bathroom with a bath, large shower cubicle, wash hand basin and WC.

Outside there is a large rear garden with a good size patio which leads onto a lawn area. There is a vegetable patch, greenhouse and side access.



Energy Rating D

Council Tax Band B

moreinfo...



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