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BED

# Semi-Detached House in Quiet Location

96, Valley Road, Newhaven, BN9 9XD



Price £300,000

Freehold

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## Valley Road, Newhaven, BN9

Approximate Area = 749 sq ft / 69.5 sq m (includes garage)

For identification only - Not to scale



## inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this well presented two bedroom semi-detached house situated in a popular residential area in Newhaven. The property has been well maintained throughout it's years of ownership and benefits from gas central heating, double glazing and viewings are recommended.

The part glazed entrance door leads into spacious entrance hall with built in storage and access to the ground floor accommodation. The lounge is a good size which is carpeted and has a window overlooking the front. The kitchen/dining room is fitted with a range of wall and base units incorporating a selection of cupboards and drawers. There is space for a washing machine, undercounter fridge and cooker. There is space for a dining set and a built in larder storage cupboard. The walls are part tiled and a window and door overlook and afford access to the rear garden.

Stairs rise to the first floor landing giving access to the loft and the remainder of the accommodation. The main bedroom is a good size double which is carpeted and has two windows overlooking the rear. Bedroom two, again, a good size is carpeted and has a built in storage cupboard. The bathroom is fitted with a white suite comprising panelled bath with mixer tap and shower over, vanity style wash basin and low flush WC. The walls and floor are tiled and there is a frosted window to the side.

The rear garden is a particular feature of this property with a lower patio area and steps leading up to and area of lawn. There are shrub borders to the rear with established trees. The garden is timber fence enclosed and there is a door leading into the garage. The front has off road parking and the garage has power and light.



Energy Rating C

Council Tax Band

moreinfo...



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