

2
BED

Well Presented Maisonette with No Chain

45, Elphick Road, Newhaven, BN99SY



Price £180,000

Leasehold

phillipmann
we do more

www.phillipmann.com

45 Elphick Road, BN25 9SY
Approximate Gross Internal Floor Area = 74.00 sq m / 797 sq ft

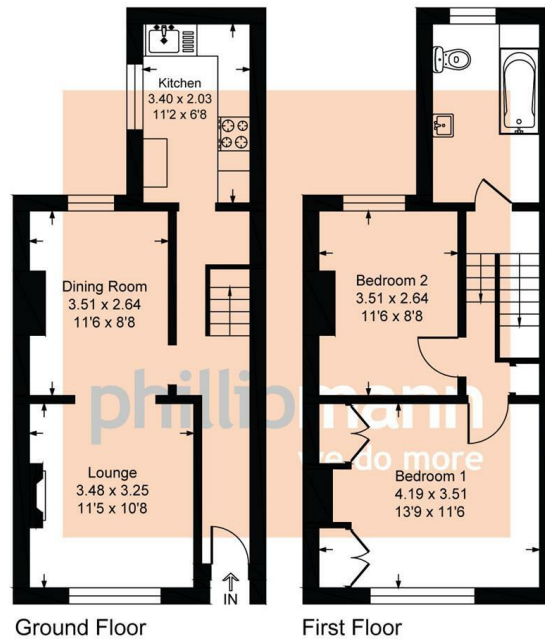


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

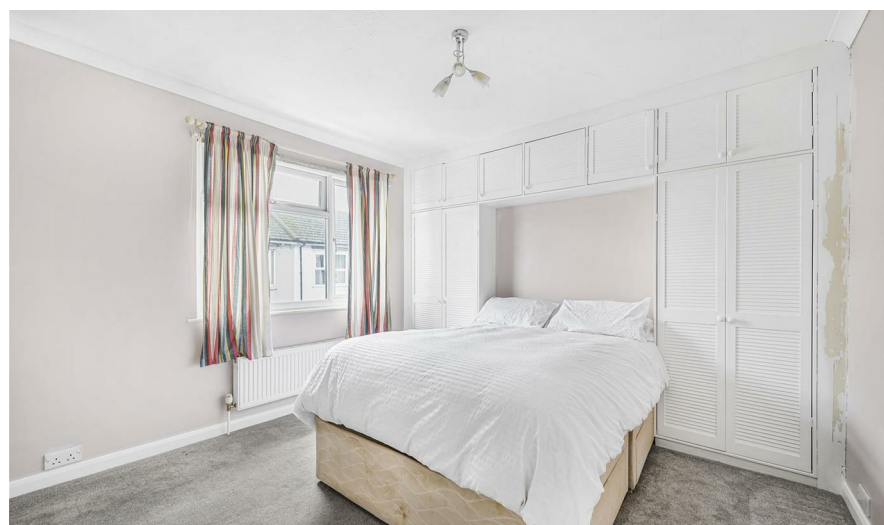
Phillip Mann Estate Agents are delighted to offer for sale this well presented two bedroom maisonette, the property is being sold with NO ONGOING CHAIN and a new lease on completion.

The property is accessed via upvc door leading into spacious entrance hall. The generous sized lounge/diner runs the depth of the property and has laminate flooring, exposed brick wall and windows overlooking the front and rear.

The kitchen is fitted with a range of light fronted wall and base units incorporating a selection of cupboards and drawers, there is a built in fridge/freezer, dishwasher, electric oven and gas hob with extractor above. There is also space for a washing machine and this room is complete with a breakfast bar, laminate flooring and a window overlooking the side.

Stairs rise to the first floor landing providing access to the loft and the remainder of the accommodation. The main bedroom is a generous size double and is situated at the front of the property, there is built in wardrobes and storage and the room is carpeted. Bedroom two, again a good size is carpeted and has a window overlooking the rear. The bathroom completes the property and is fitted with tiled bath with mixer tap and shower attachment, low flush WC and wash hand basin. There is tiled walls and floor, wall mounted boiler and frosted window to the rear.

The property is being sold with a no ongoing chain and a new lease on completion. Elphick Road is in a convenient location in Newhaven close to the town and bus routes.



Energy Rating C

Council Tax Band A

moreinfo...



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

To see more details on this & all our homes go to
www.phillipmann.com