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BED

Four Bedroom Victorian House - No Chain

91, Lewes Road, Newhaven, BN99SH



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

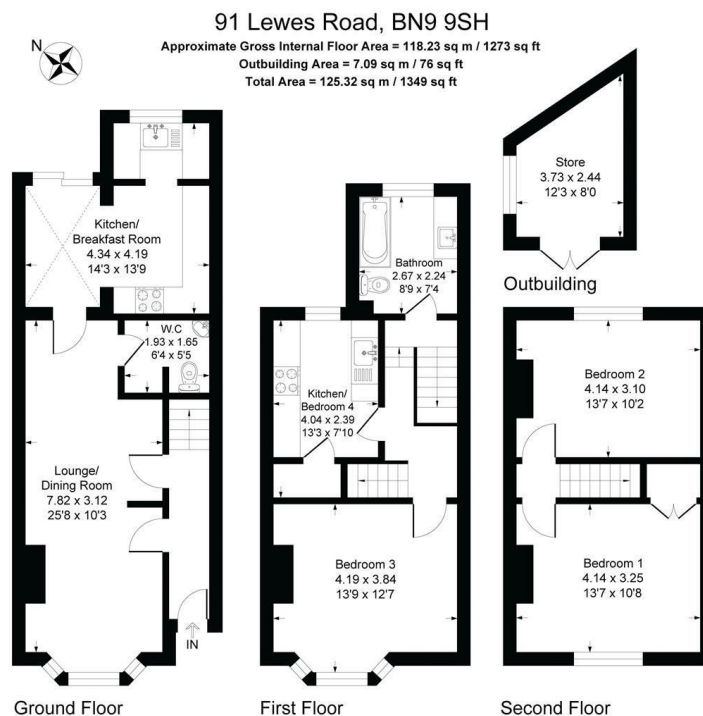


Offers Around £350,000

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inbrief...

Phillip Mann are delighted to present this spacious four-bedroom Victorian terraced house in Newhaven. Spanning three storeys, this well-maintained home offers a versatile footprint, perfect for growing families or investors with the benefit of zero ongoing chain.

Ground Floor

- Lounge / Dining Room (25ft 8in x 10ft 3in): A large 25ft through-room boasting a front bay window, and ample space for seating/dining.
- Kitchen (14ft 3in x 13ft 9in): Generous heart of the home with patio doors to the garden.
- Cloakroom / W.C (6ft 4in x 5ft 5in): Highly convenient ground floor toilet and washbasin.

First Floor

- Bedroom 3 (13ft 9in x 12ft 7in): Large double bedroom featuring a bright front bay window.
- Bedroom 4 / Flexible Space (13ft 3in x 7ft 10in): Currently configured as a second kitchen. Vendors can remove this on request to return it to a double bedroom.
- Family Bathroom (8ft 9in x 7ft 4in): Bath with shower, WC, basin and vanity storage.

Second Floor

- Bedroom 1 (13ft 7in x 10ft 8in): Well-proportioned double bedroom overlooking the front.
- Bedroom 2 (13ft 7in x 10ft 2in): Sizeable double bedroom overlooking the rear.

Outside

- Garden and Workshop: Private, low-maintenance rear garden
- Detached workshop/shed (12ft 3in x 8ft 0in), providing 76sq ft of storage or hobby space.

Location

Located on Lewes Road, walking distance to schools, bus routes, and Newhaven Town Centre. Newhaven Station is under half a mile away, providing regular links to Lewes, Brighton, and London. Free on street parking.

Benefits from historic, lapsed planning (Ref: LW/13/0465) showing its structural flexibility.

Contact Phillip Mann to book your viewing!



Energy Rating Band C

Council Tax Band C

moreinfo...



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