

3  
BED

# Spacious House with Off Road Parking

25, Brighton Road, Newhaven, BN9 9NA



Price £299,950

Freehold

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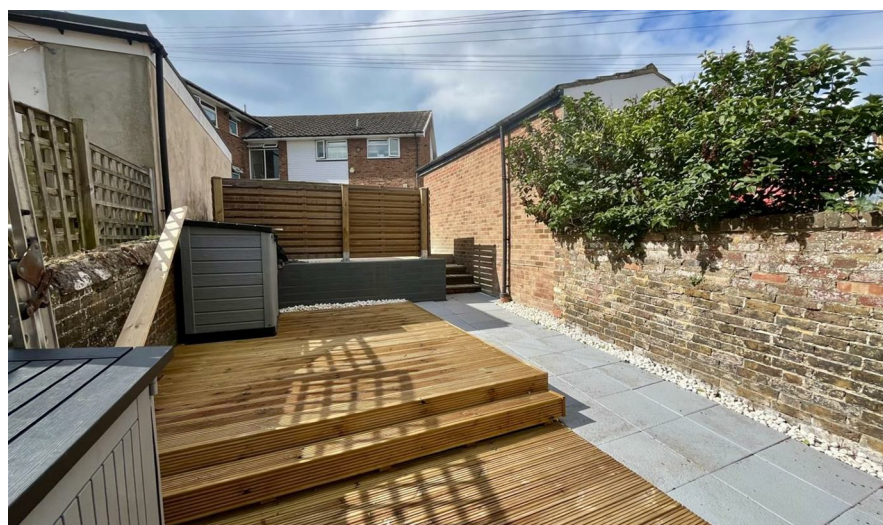
## inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this well presented three bedroom house situated in a convenient location in Newhaven. The property benefits from gas central heating, double glazing and parking to the rear.

The property is accessed via part glazed entrance door leading into hallway. The lounge is situated at the front of the property which benefits from an electric fire, bay window overlooking the front and exposed floorboard. From here, leads into the spacious dining area with plenty of space for a dining set, a built in storage cupboard and window overlooking the rear. The spacious kitchen is situated at the rear of the property and is fitted with a range of wall and base units incorporating a selection of cupboards and drawers, there are spaces for modern day appliances to include cooker, fridge/freezer, dishwasher and washing machine. There is a breakfast bar and windows and a door overlook and afford access to the rear.

Stairs rise from the dining area to the first floor landing. The primary bedroom is situated at the front of the property which has exposed floorboards and a bay window to the front. Bedroom two, a good size, has a built in storage cupboard and window overlooking the rear. Bedroom three, is carpeted and overlooks the rear. The main bathroom completes the property which is fitted with a panelled bath with mixer tap and electric shower, low flush WC and wash hand basin. This room is fully tiled with a window to the side.

Outside, the rear garden is mainly decked with rear access gate leading to an area of parking for several vehicles.



Energy Rating E

Council Tax Band B

moreinfo...



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