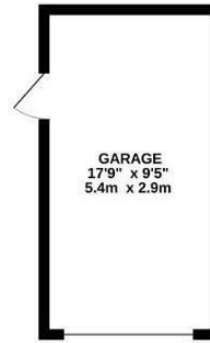


GROUND FLOOR
963 sq. ft. (89.2 sq.m.) approx.

TOTAL FLOOR AREA : 1832 sq.ft. (170.2 sq.m.) approx.



1ST FLOOR
663 sq. ft. (61.4 sq.m.) approx.



GARAGE
167 sq. ft. (15.5 sq.m.) approx.

4
BED

A Large Older Style House With Sea Views
9, Third Avenue, Newhaven, BN9 9JA



localknowledge...

Third Avenue is located in a convenient location being close to a selection of schools and within a short walking distance to Newhaven Town which offers a selection of shops and cafe. Newhaven Train station can be found within a 10 minute walk which provide a regular service to Lewes, Brighton and London.

moreinfo...

Phillip Mann Newhaven Office

16 Bridge Street, Newhaven, BN9 9PJ
01273 517517

To see more details on this & all our homes go to
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inbrief...

An older style house located in a popular location in Newhaven. The property has accommodation to include a stunning lounge/diner, open plan kitchen/breakfast room, further reception room/bedroom five, four bedrooms and a family bathroom. Outside there is a good size rear garden and the front has off road parking and garage.

Style:	Detached House
Bedrooms:	4
Reception rooms:	2
Area:	1832 Sq ft/ 170.2 Sq m
Outside:	Landscaped Rear Garden
Parking:	Ample Off Road Parking & Garage
Energy rating:	E
Council Tax Band:	E

moredetail...

Phillip Mann estate agents are delighted to offer this stunning detached house located in Third Avenue. The property has been much improved over the years of ownership and viewings comes highly recommended.

A part glazed entrance door gives access onto a large entrance porch which leads to the spacious entrance hall. From here you have access to the downstairs accommodation. The lounge/diner is a stunning bright room which has a feature fireplace, wood flooring, ample space for a dining table and a window overlooking the front which has views towards Seaford Head. The kitchen/breakfast room is a large refitted room which has a range of white fronted wall and base units which includes a selection of cupboards and drawers. There is a built in sink unit set into granite worktops and there is a built in double oven, four ring gas hob and dishwasher. The room has part tiled walls, tiled flooring, ample space for a large breakfast table and patio doors overlooks the rear garden. There is a good size further reception room/bedroom five which is a lovely size room and overlooks the front of the property. Completing the downstairs is refitted cloakroom.

The spacious first floor landing has loft access and doors which lead to the remainder of the accommodation. Bedroom one is a great size room with a range of built in wardrobes and a window overlooking the front. A door gives access to a ensuite shower room. Bedroom two is a further double, again with a range of wardrobes. Bedroom three & four both overlook the rear garden and a further doubles. Completing the inside is a family bathroom with a fitted bath, shower cubicle and wash hand basin.

Outside there is an establish rear garden which has a large patio with steps which leads to an area of lawn. There is a range of plants, shrubs and trees.

The front has off road parking and access to a single garage.



For further information or to arrange a viewing please contact the Newhaven branch on 01273 517517

What the owner says...

We have loved living at this property and will dearly miss the accommodation that it offers.



Bear in mind...

The property has an extra reception room on the ground floor which could be easily used as another bedroom if needed.