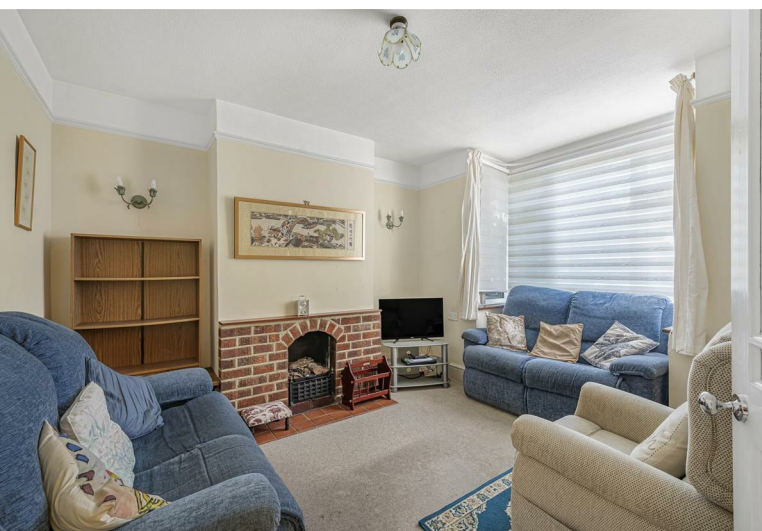# 3 BED

End Of Terrace House Victorian House With Parking
27, Newfield Road, Newhaven, BN9 9ND
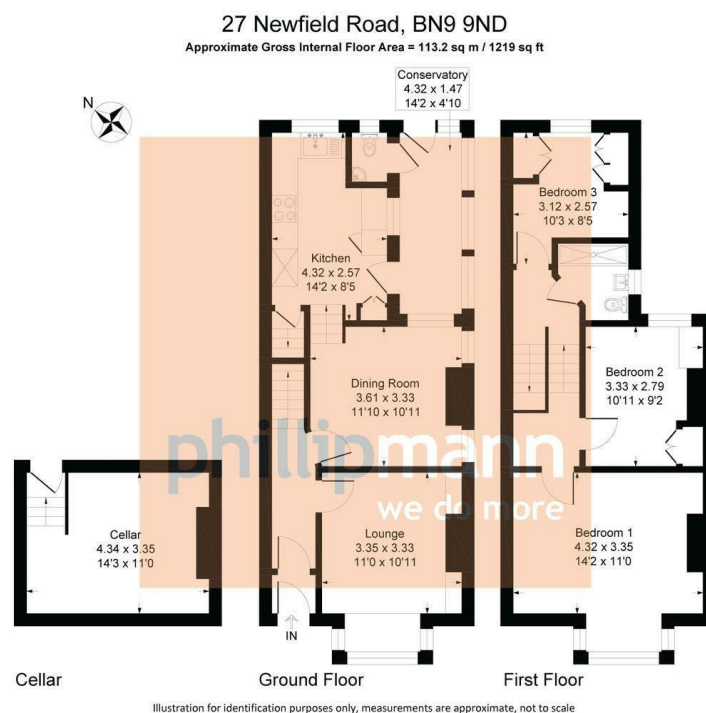

Price £289,950
Freehold

phillipmann
we do more

theplan...

27 Newfield Road, BN9 9ND
Approximate Gross Internal Floor Area = 113.2 sq m / 1219 sq ft

N

Conservatory
4.32 x 1.47
14'2 x 4'10

Bedroom 3
3.12 x 2.57
10'3 x 8'5

Kitchen
4.32 x 2.57
14'2 x 8'5

Bedroom 2
3.33 x 2.79
10'11 x 9'2

Dining Room
3.61 x 3.33
11'10 x 10'11

phillipmann
we do more

Cellar
4.34 x 3.35
14'3 x 11'0

Lounge
3.35 x 3.33
11'0 x 10'11

Bedroom 1
4.32 x 3.35
14'2 x 11'0

IN

Cellar   Ground Floor   First Floor

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

inbrief...

Phillip Mann estate agents are delighted to offer for sale this three bedroom end of terrace house which has the added bonus of off road parking to the rear. The property is being sold with no ongoing chain and an internal viewing in highly recommended.

A part glazed door gives access to the the entrance hall where there are doors leading to the accommodation. The lounge is located at the front with a feature fireplace and a bay window overlooking the front. There is a separate dining room which again has a fireplace and overlooks the rear garden. From this room there is access to a refitted kitchen which has a range of cupboards and drawers. There is a built in sink unit, double oven, four ring gas hob and space for other appliances. A door gives access to a side utility room & WC which is a handy area which leads to the rear garden. Completing this level is a handy basement which could be converted into a habitable room if needed.

The first floor has loft access and doors which lead to the remainder of the accommodation. Bedroom one is a lovely generous room with wardrobe space and a bay window overlooking the front. Bedroom two and three are both further good size doubles overlooking the rear. Completing the inside is a shower room which has a large shower cubicle, low level WC and wash hand basin.

Outside there is a rear garden which is mainly laid to patio with flower beds. There is a gate leading to the side. There is also the bonus of a parking space to the rear.

Energy Rating D

Council Tax C

moreinfo...

The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.UK