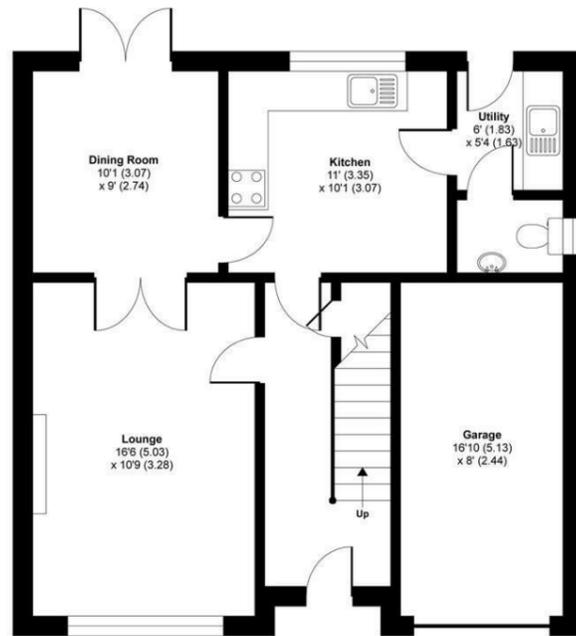
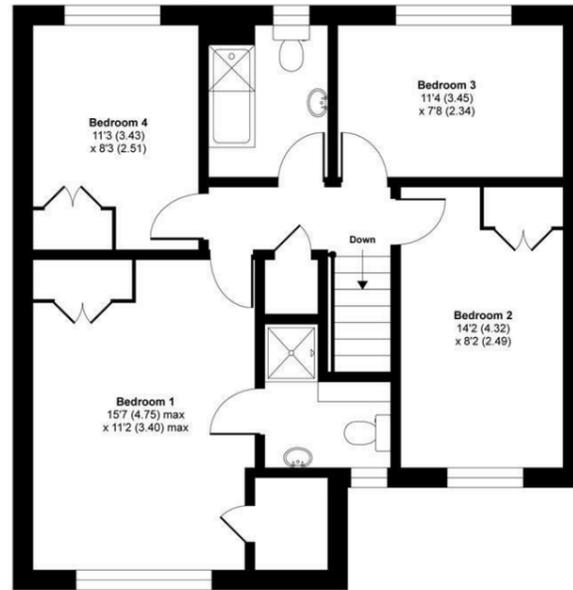


## Hill Top Way, Newhaven, BN9

Approximate Area = 1381 sq ft / 128.2 sq m (includes garage)  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Phillip Mann Estate Agents. REF: 737232

4  
BED

Four Bedroom Family House With Sea Views  
53, Hill Top Way, Newhaven, BN9 9TE



## localknowledge...

Positioned in a popular residential area in Newhaven, close to local schools. Newhaven port has a ferry link to the French port of Dieppe and the town centre itself has a range of shops and cafes with further facilities including public swimming pool, various bus and train links to Brighton, Lewes and Eastbourne.

## 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](http://www.phillipmann.com)



we do more...  
keeping  
customers  
happy

# No.1 sellers

in Seaford, Newhaven  
and Peacehaven

Price £465,000

Freehold

**phillipmann**  
we do more

## inbrief...

A modern four bedroom detached house located on the edge of Newhaven. The property has accommodation to include lounge, separate dining room, kitchen with utility room, master bedroom with ensuite, three further bedrooms and family bathroom. Features include gas fired central heating, double glazed windows, landscaped rear garden, garage and off road parking.

<b>Style:</b>	Detached Family House
<b>Bedrooms:</b>	4
<b>Reception rooms:</b>	2
<b>Area:</b>	1381 Sq ft/128.2 Sq m
<b>Outside:</b>	Landscaped Rear Garden
<b>Parking:</b>	Off Road Parking & Garage
<b>Energy rating:</b>	C
<b>Council Tax Band:</b>	E

## moredetail...

Phillip Mann Estate Agents are delighted to offer for sale this superb four bedroom detached house situated in this popular location which enjoys sea views from the rear. The property has been well maintained over the years of ownership and viewing comes highly recommended.

The property is accessed via a upvc door into a spacious entrance hall which has an under stairs storage cupboard, laminate flooring and doors to the downstairs accommodation. The lounge has modern light carpets and a feature fireplace. The dining room has patio doors overlooking the rear. A window overlooks the front and patio doors give access to the rear garden. Moving through, the modern kitchen has a range of wall and base units and includes a built in electric oven and four ring gas hob. There are spaces for appliances and a breakfast table. A double glazed window and door overlooks the rear garden. A door leads into a utility room with further appliance space and cupboards. Completing the downstairs is a cloakroom.

Stairs rise to the first floor landing with loft access with ladder and an airing cupboard. The master bedroom is located at the front and is a good sized double room. There are two built in wardrobes and a double glazed window to the front. A door leads onto the en-suite which has a shower cubicle with shower, low flush toilet and wash hand basin. Bedroom two is a further good size double which overlooks the front with built in wardrobes. Bedrooms three and four both generous size rooms, overlooks the rear enjoying sea views. The family bathroom is fitted with a white suite to include bath with shower, toilet and vanity style wash basin.

Outside, the rear garden has a large patio area with plenty of space for outdoor furniture, a large lawn area with shrub and flower borders.

The front is arranged for ease of maintenance and has off road parking leading to the garage which has an up and over door and power and light points.

## What the owner says...

More than anything we are going to miss the view which is like an ever changing picture and the ideal backdrop for summer BBQ's!



To arrange a viewing or to find out more information about the property please contact the Newhaven office on 01273 517517.

## Bear in mind...

The property is located in a popular residential area which enjoys stunning sea and download views.