

2  
BED

# Two Bedroom Victorian House - NO CHAIN

2, Beach Road, Newhaven, BN9 0DA



Asking Price £240,000

Freehold

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## inbrief...

Phillip Mann estate agents are delighted to offer for sale

this two bedroom Victorian House. The property is a perfect starter home or a great investment opportunity and is being sold with NO ONGOING CHAIN.

An entrance door gives access to the hallway which leads to the lounge and on to the dining room beyond. The lounge is a good size room with a feature fireplace surround and large windows overlooking the front. The dining room is perfect for entertaining and also has storage under the stairs. The kitchen is at the rear, off the dining room. There is a good range of wall and base units which incorporates a selection of cupboards and drawers. A sink unit is set into worktop and there is a built in cooker, electric hob and spaces for fridge/freezer and washing machine. The room is complete by part tiled walls and a door giving access to the garden.

The first floor landing has loft access and leads to the remainder of the accommodation. Bedroom one is a generous double with ample space for wardrobes and a window overlooks the front. Bedroom two is a further double with fitted shelving in an alcove and a window overlooking the rear. Completing the inside is a family bathroom which has a fitted bath with shower over, low level WC, wash hand basin and large cupboard. The room is complete with part tiled walls and a window overlooks the rear.

At the rear there is a low maintenance fenced garden with a summer house.

Contact Phillip Mann Estate agents to arrange a viewing today



Energy Rating D  
Council Tax Band B

moreinfo...

Phillip Mann Newhaven Office  
16 Bridge Street, Newhaven, BN9 9PJ  
01273 517517

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