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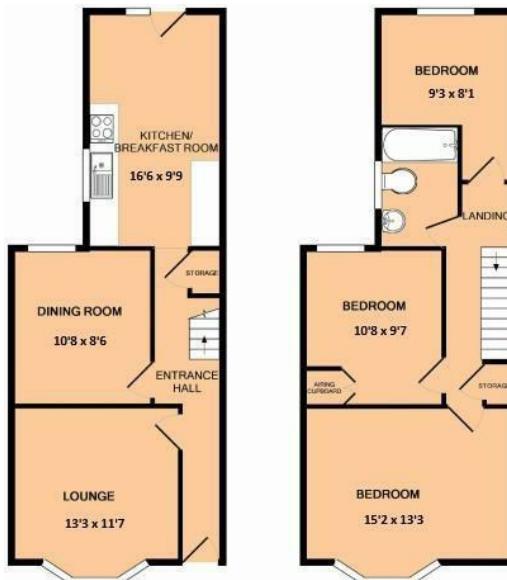
Stunning Three Bedroom Victorian House - No Chain  
37, Norman Road, Newhaven, BN9 9LJ



Price £315,000

Freehold

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GROUND FLOOR  
APPROX. FLOOR  
AREA 44.7 SQ.M.  
(481 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 44.7 SQ.M.  
(481 SQ.FT.)

37 NORMAN ROAD NEWHAVEN  
TOTAL APPROX. FLOOR AREA 89.4 SQ.M. (963 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The floor plan is for guidance only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## inbrief...

Phillip Mann estate agents are delighted to offer for sale this stunning three bedroom Victorian house located in Norman Road. The property is in excellent condition and is being sold with NO ONGOING CHAIN.

A part glazed entrance door gives access to the entrance hall where there is stripped floorboards, storage cupboards and doors which lead to the downstairs accommodation. The lounge is a lovely sized room with a feature open cast iron fireplace and a bay window overlooking the front. There is a separate dining room, again with a feature fireplace and a window which overlooks the rear garden. The kitchen/breakfast room is a lovely size room with a range wall and base units incorporating a selection of cupboards and drawers. There is a built in sink unit which is set into solid wood worktops and along with ample space space. The room is complete with a feature exposed brick chimney, tiled flooring, a window overlooking the side and patio doors gives access to rear garden.

The first floor landing has loft space which is part boarded, a storage cupboard and doors which lead to the remainder of the accommodation. Bedroom one is a stunning size room with floorboards, ample space for wardrobes, feature fireplace and a bay window overlooks the front. Bedroom two is a further good size double which has a fireplace, cupboard and a window overlooks the rear garden. Bedroom three is a good size single which also overlooks the rear. Completing the inside is a refitted bathroom with a paneled bath with a shower over, low level WC and wash hand basin.

Outside there is a low maintenance rear garden which is wall and fenced enclosed along with a rear gate.



Energy Rating D

Council Tax Band C

## moreinfo...



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