

3
BED

A Three Bedroom Link-Detached House

44, Hill Top Way, Newhaven, BN9 9TE



Offers Over £350,000

Freehold

phillipmann
we do more

www.phillipmann.com

44 Hill Top Way, BN9 9TE

Approximate Gross Internal Floor Area = 80.88 sq m / 871 sq ft
 Garage Area = 12.51 sq m / 135 sq ft
 Total Area = 93.39 sq m / 1006 sq ft

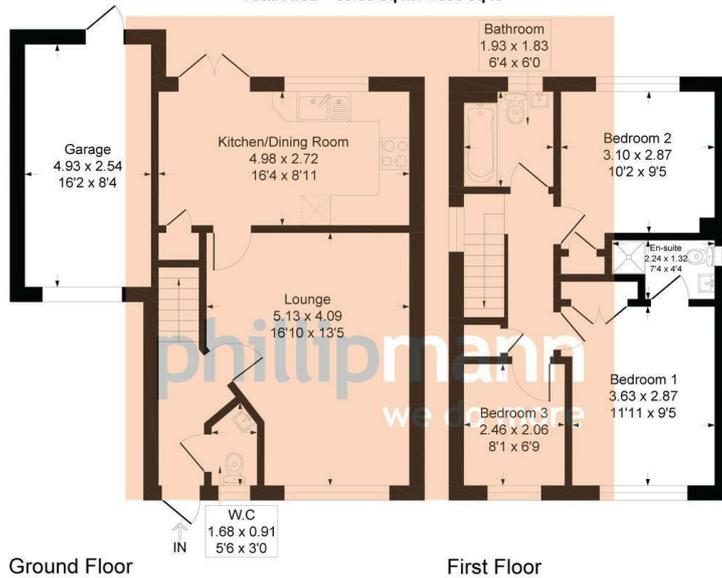


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

Phillip Mann estate agents are delighted to offer for sale this link detached family house located on a modern development in Newhaven. The property has been well looked after over the years of ownership and an internal viewing comes highly recommended.

A part glazed entrance door gives access to a entrance hall which has access to the downstairs accommodation. The lounge is a lovely sized room and overlooks the front of the property. A door gives access to a good size kitchen/diner which has a good selection of cupboards and drawers. There is a built in sink unit as well as a built in oven and hob. There is also further appliance space and space for a table and chairs. The room is complete with a good size storage cupboard and patio doors which offer look and gives access to the rear garden. Completing the downstairs is a cloakroom with a low level WC and wash hand basin.

The first floor landing has a large airing cupboard, loft access to door leading to the remainder of the accommodation. The master bedroom is a good size room and overlooks the front of the property offering some sea views. A door gives access to a ensuite shower room with shower cubicle, wash hand basin and WC. Bedroom two is a further double and overlooks the rear of the property. Bedroom three is a good size single and overlooks the front. Completing the inside is a family bathroom which has a paneled bath, low level WC and wash hand basin.

Outside there is a good size rear garden with a good sized decked area, leading to a lawn area. The garden is fenced enclosed.

The front is open plan which is low maintenance. There is a single garage with off road parking.



Energy Rating C

Council Tax D

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