

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

## local knowledge...

Positioned in a quiet 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.

## more info...

Phillip Mann Newhaven Office

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BED

A Stunning Four Bedroom Detached House  
33, Hill Top Way, Newhaven, BN9 9TE



Price £475,000

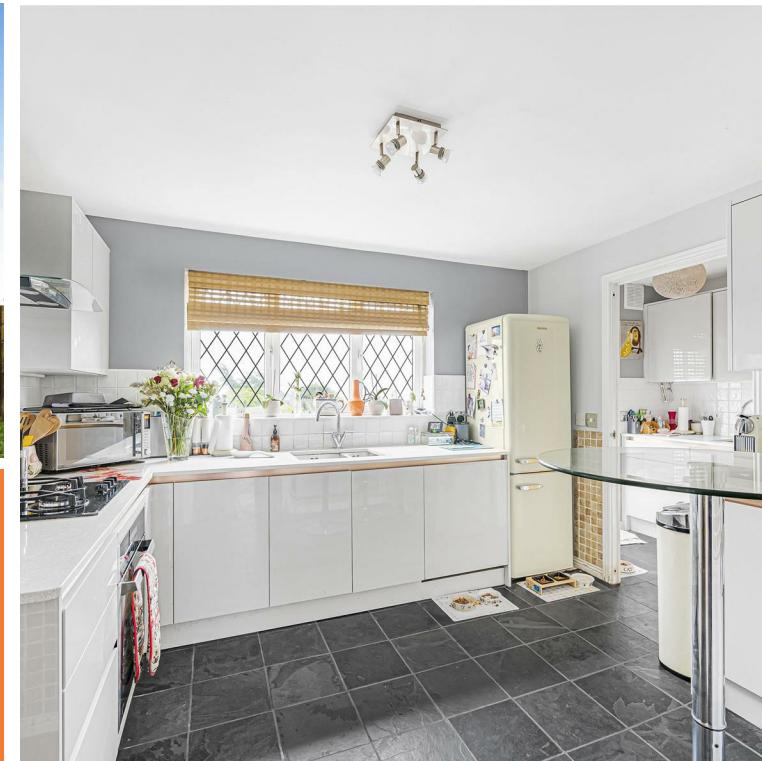
Freehold

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## inbrief...

A four bedroom detached house located on the edge of Newhaven. The property has accommodation to include lounge, dining room, conservatory, refitted kitchen, utility room, cloakroom, master bedroom with ensuite, three bedrooms and family bathroom. Benefits include landscaped rear garden, off road parking and garage.

Style:	Detached Family House
Bedrooms:	4
Reception rooms:	3
Area:	1459 Sq ft/135.5 Sq m
Outside:	Landscaped Rear Garden
Parking:	Off Road Parking & Garage
Energy rating:	C
Council Tax Band:	E



## Bear in mind...

The property has off road parking for two vehicles and a single garage. There is an Ohme electric charger situated on the side wall of the garage that is powered to the main electricity supply.

## more detail...

Phillip Mann estate agents are delighted to offer this much improved four-bedroom detached house located on the edge of Newhaven. The property has fantastic sea views towards the rear and a stunning landscaped rear garden. A part glazed entrance door gives access to the hallway which has stone tiled flooring. There is an understairs storage cupboard and refitted oak doors give access to the downstairs accommodation. The lounge is located at the front of the property and features a contemporary gas fire and engineered wood flooring. The flooring flows into the dining room and then through to a bright brick-built sun-room which has an external tiled roof and is fully insulated allowing it to be used at all times of the year. The sun-room overlooks the rear garden and offers stunning views towards farmland and the sea beyond including Seaford head and Newhaven lighthouse. The kitchen/breakfast room has been refitted with a quality range of light grey gloss wall and base units which incorporate a selection of cupboards and drawers. There is a 1.5 stainless steel sink unit set into Quartz worktops along with an electric fan oven, glass gas hob, integrated dishwasher and wine cooler. A doorway gives access to a utility room which has a further sink unit, cupboards, drawers and an integrated washing machine. Completing the downstairs is a roomy cloakroom with low level WC and handbasin. The first-floor landing has a large airing cupboard with a refitted combination boiler and provides easy access to a full height apex loft with a sturdy collapsible wooden ladder. The substantial master bedroom has built in wardrobes, a useful storage cupboard and overlooks the front of the property. This room also has an ensuite shower room. Bedroom two also overlooks the front and has built in wardrobes. Bedroom three [with fitted wardrobes] and Bedroom four are both doubles and enjoy stunning sea view. The rear garden has an excellent range of plants and shrubs with a lawn area.



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



## What the owner says...

More than anything I will miss the space the property has to offer and the views!