

3
BED

Three Bedroom Family House With Views

38, Hillcrest Road, Newhaven, BN9 9EG



Price £395,000

Freehold

phillipmann
we do more

www.phillipmann.com

Hillcrest Road, Newhaven, BN9

Approximate Area = 1046 sq ft / 97 sq m (excludes wc)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Phillip Mann Estate Agents. REF: 651907

inbrief...

Phillip Mann estate agents are pleased to offer for sale this three bedroom semi-detached house located in a popular area in Newhaven. The property is being sold with no ongoing chain and enjoys stunning views over towards Newhaven harbour and Seaford bay.

The property is accessed via a part glazed entrance door which leads onto a useful porch. A door gives access to the entrance hall which has an understairs storage cupboard with a wall mounted gas boiler and space for appliances. The lounge is a generous size room with a large bay window overlooking to front enjoying views towards Seaford Bay and Newhaven Fort. The dining room has a feature tiled fireplace and overlooks the rear garden. The kitchen has been refitted with a range of wall and base units which incorporates a selection of cupboards and drawers. A sink unit is set into rolled edged work surface and there is a built in electric oven and hob. The room is finished off with part tiled walls, window to the side and a door leading onto the garden.

The first floor landing has access to a large loft space (which could be converted STPP) and doors which lead to the remainder of the accommodation. The master bedroom is a good size room which has a feature fireplace and a bay window overlooking the front enjoying the stunning view. Bedroom two is a further double with a feature fireplace, built in cupboard and a window which overlooks the rear garden. Bedroom three also overlooks the rear and is a good size single. Completing the property is a family bathroom which is fitted with a paneled bath, low level WC and wash hand basin.

The rear garden is a particular feature of this property, approximately 200' in depth and mainly laid to lawn with a range of established trees. The garden provides a good degree of privacy and has side access to the front. The front garden is mainly laid to lawn with flower borders and is wall enclosed. There is off road parking and a detached single garage.



Council Tax Band D

Energy Rating 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