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BED

# Modern Terrace House with No Ongoing Chain

118, Fort Road, Newhaven, BN9 9EL



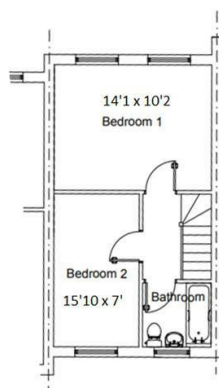
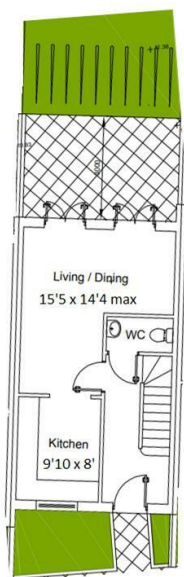
Price £285,000

Freehold

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## inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this immaculately presented two bedroom house situated close to Newhaven Harbour. The property is located on a small development built in 2019 with 5 years remaining on the LABC.

The property is accessed via part glazed entrance door leading into spacious entrance hall, here there is a large understairs storage cupboard and access to the accommodation. The lounge/diner is a good size and decorated in a modern way with laminate floor, space for a dining table and two doors leading to the rear garden. The kitchen is situated at the front and is fitted with a range of wall and base units. There are built in appliances to include fridge/freezer, washer/dryer, dishwasher, cooker and gas hob with extractor above. A sink unit is set into modern worksurface and a window overlooks the front. Completing the downstairs is a separate cloakroom fitted with low flush WC and wash hand basin.

Moving upstairs, the main bedroom is a generous double with plenty of space for furniture, there is loft access and two windows overlooking the rear garden. Bedroom two, again a good size double has modern carpets and window overlooking the front. The main bathroom is fitted with panelled bath with mixer tap and shower over, low flush WC and wash hand basin. This room is complete with fully tiled walls, heated towel rail and frosted window.

Outside, the delightful rear garden is mainly laid to lawn with an area of patio with plenty of space for table and chairs. The front is mainly paved with steps leading up to the front door. There is the added bonus of an allocated parking space as well as visitor parking.



Energy Rating C

Council Tax Band B

moreinfo...



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