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BED

# Two Bedroom Split Level Bungalow

16, Valley Close, Newhaven, BN9 9XS



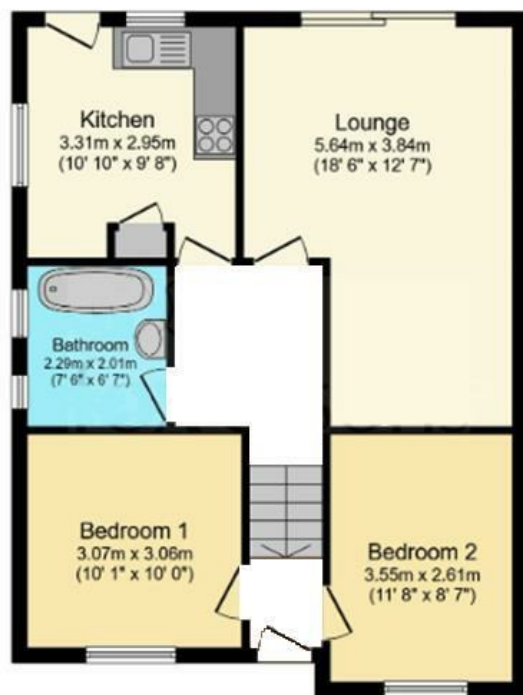
Offers Over £289,950

Freehold

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Total floor area 62.8 sq.m. (676 sq.ft.) approx

## inbrief...

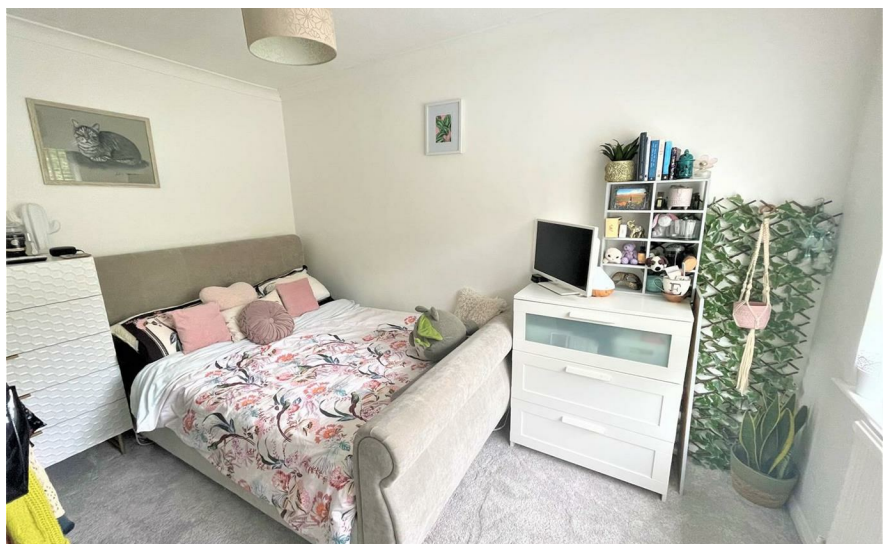
Phillip Mann Estate Agents are delighted to offer for sale this two bedroom split level semi detached bungalow located in a quiet residential close. The property benefits from gas central heating, double glazing and off road parking.

The property is accessed via part glazed entrance door leading into entrance hall. The main bedroom is on this level which is carpeted and has a window overlooking the front. Bedroom two, is a further double, again carpeted with a window to the front.

Stairs lead down to the spacious lower landing which has access to the remainder of the accommodation. The lounge/diner is a generous room which benefits from laminate flooring, gas fire and sliding doors leading to the rear garden. The kitchen is fitted with a range of light fronted wall and base units incorporating a selection of cupboards and drawers. There is a built in oven, electric hob and space for appliances to include washing machine, fridge and freezer. This room is complete with tiled floor, built in storage cupboard, wall mounted boiler and a window and door overlook and afford access to the rear. The refitted bathroom completes the accommodation fitted with panelled bath with mixer tap and shower attachment, low flush WC and wash hand basin. This room has fully tiled walls and floor and a frosted window to the side.

Outside, the sunny aspect rear garden is split level with an upper decked area, two timber sheds for storage and steps down to a lower patio area. The front is arranged as off road parking and there is a front garden which is mainly laid to lawn with shrub borders.

Valley Close is situated in a popular no through road and is within walking distance to local schools, countryside walks and bus routes to Eastbourne, Seaford and Brighton.



Energy Rating D

Council Tax Band C

## moreinfo...



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