

3
BED

Stunning Semi Detached House with No Chain

16, Grays Crescent, Newhaven, BN9 9FE



Price £380,000

Freehold

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Approximate Gross Internal Area
102.3 sq m / 1101 sq ft
Garage = 19.5 sq m / 210 sq ft
Total = 121.8 sq m / 1311 sq ft



Ground Floor

First Floor

inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this modern, three bedroom semi detached property built in 2018. The property benefits from spacious accommodation, garage, off road parking and is being sold with the remainder of a new build warranty and no ongoing chain.

The property is accessed via part glazed entrance door leading into spacious entrance hall, here there is a door access to the garage and a downstairs cloakroom fitted with low flush WC and wash hand basin. The kitchen is fitted with a range of wall and base units incorporating a selection of cupboards and drawers. An undermount sink unit is set into worksurface and there are built in appliances to include fridge/freezer, dishwasher, electric oven, gas hob with extractor above and there is space for a washing machine. The lounge/dining area is a great space and has windows and doors overlooking and affording access to the private rear garden.

Stairs rise to the first floor landing providing access to all of the upstairs accommodation. The primary bedroom is a particularly bright room with high ceilings, carpeted and has an ensuite fitted with shower, low flush WC and wash hand basin. Windows overlook the rear and door gives access to a balcony which overlooks the rear garden. Bedroom two, a good size double is carpeted and has plenty of space for wardrobes, this room overlooks the rear. Bedroom three, another double, is carpeted and doors give access to a further balcony to the front. The family bathroom is fitted with a panelled bath with mixer tap and shower over, low flush WC and vanity style wash basin, this room has tiled walls and heated towel rail.

Outside, the rear garden has a large patio area with glass balustrade and steps leading down to a generous area of lawn. The garden is private with established trees to the rear and the garden is timber fence enclosed. The integral garage has an up and over door with power and light and the front is arranged as off road parking



Energy Rating B

Council Tax Band D

moreinfo...



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