

## 4 Hillcrest Road, Newhaven, BN9 9EZ

Approximate Gross Internal Area = 152.9 sq m / 1646 sq ft  
Garage = 14.7 sq m / 158 sq ft  
Total = 167.6 sq m / 1804 sq ft

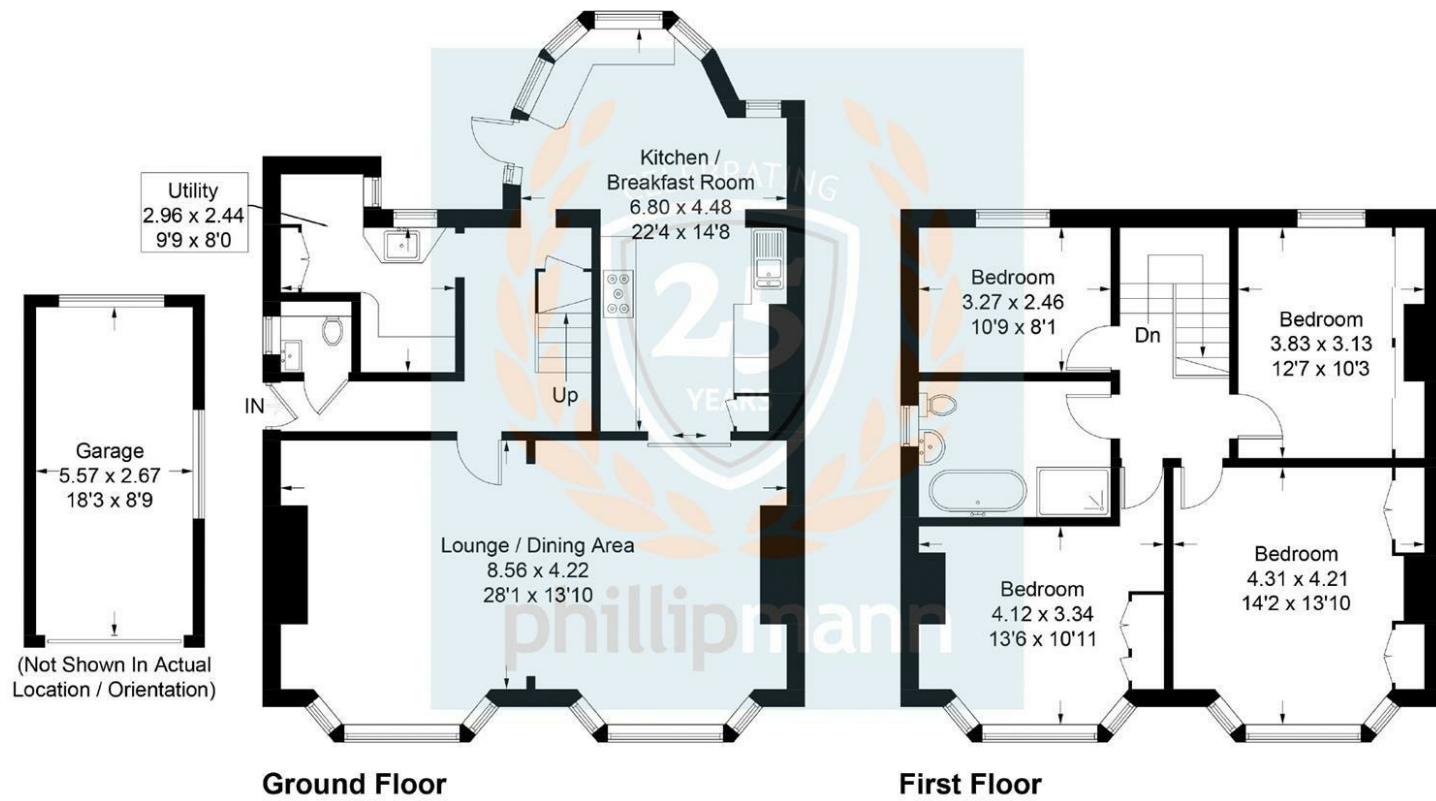


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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BED

A Modern Family House  
Sanctuary House 4, Hillcrest Road, NEWHAVEN, BN9 9EA



## localknowledge...

Hillcrest Road is located within a short walk of Newhaven Town Centre which has a range of cafés, shops and a post office. Newhaven train station can be found within 0.5 mile away which provides a regular service to Lewes, Brighton and connections to London.

## moreinfo...

Phillip Mann Newhaven Office

16 Bridge Street, Newhaven, BN9 9PJ  
01273 517517

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## inbrief...

A double fronted Edwardian house located in one of Newhaven's premier roads. The house has generous sized rooms to include a stunning lounge/diner, refitted kitchen/breakfast room, utility room, downstairs cloakroom, four double bedrooms and refitted family bathroom. Benefits of the property include gas fired central heating, established rear garden, garage with power and light and ample off road parking.

<b>Style:</b>	Edwardian Double Fronted House
<b>Bedrooms:</b>	Four Doubles
<b>Reception rooms:</b>	Two
<b>Area:</b>	1646 Sq ft/152.9 Sq m
<b>Outside:</b>	Established Rear Garden
<b>Parking:</b>	Garage and Off Road Parking
<b>Energy rating:</b>	D
<b>Council Tax Band:</b>	E

## moredetail...

Phillip Mann estate agents are delighted to offer for sale this, double fronted Edwardian house situated in this sought after location in Newhaven.

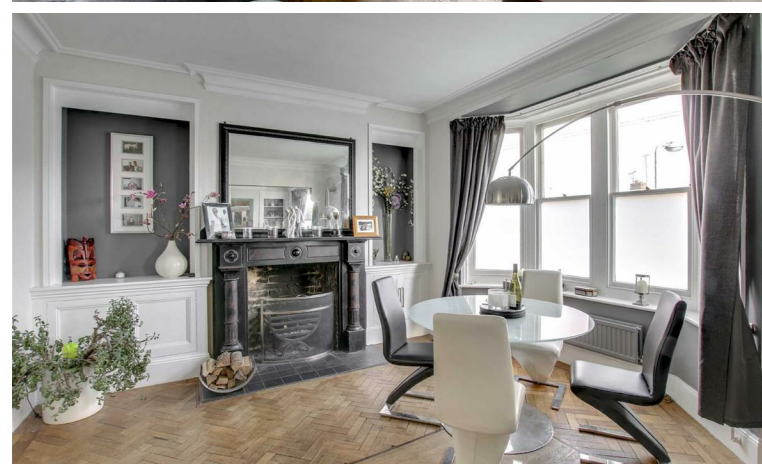
The property offers a wide range of spacious and versatile living space, is accessed via a good sized hallway which leads onto the the ground floor accommodation. The stunning lounge/dining room runs across the front of the house and boasts a fantastic original wooden floor and a superb black marble fireplace with open fire. This room has ample space for furniture and will comfortably house a large dining table. The refitted kitchen has a range of cream gloss fronted wall and base units with soft closing cupboards and drawers. There are built in appliance to include electric hob with filter above, double electric oven, dishwasher and microwave. The room opens up to a breakfast area with a breakfast bar overlooking the rear garden. The utility room has white gloss fronted cupboard and drawers with space for appliances. Completing the downstairs is a refitted cloakroom with low level WC, wash hand basin and storage units. The first floor landing is spacious with a window overlooking the rear garden, access to the loft space and doors leading to the remainder of the accommodation. Bedroom One is a generous sized room with two large built in wardrobes and a bay window which overlooks the front of the property with open views. Bedroom Two is a further good size room with space for wardrobes and a double bed. A bay window overlooks the front. Bedroom Three & Four are both double rooms which overlook the rear garden. Completing the property is a family bathroom with a white suite comprising of a bath, large shower cubicle, low level WC and wall mounted sink unit. Outside there is a generous sized rear garden with established trees and plants. There is a lower patio area with steps leading to a main area of lawn. Side access leads to the front with access to the garage with power and light. The front has off road parking.

## What the owner says...

We have especially enjoyed living at the property with the space that it offers. We hope that the new buyers will continue the happiness that we have had.



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



## Bear in mind...

The property is located in a convenient location being a short walk away from mainline bus routes to Eastbourne & Brighton