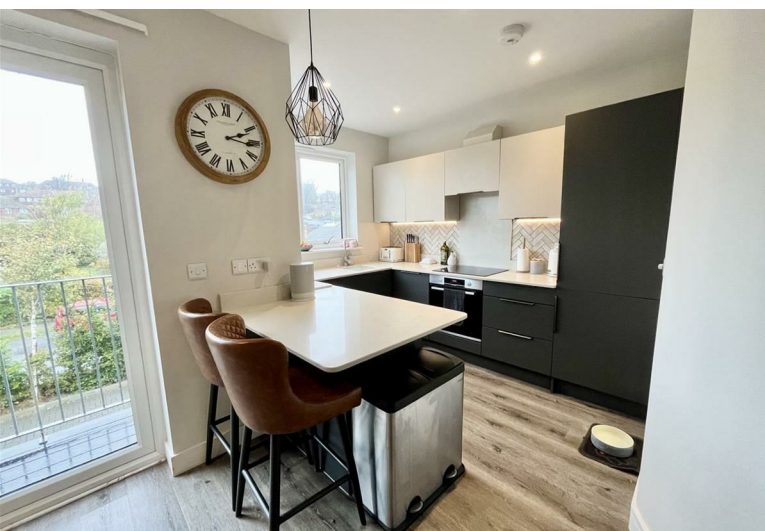


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BED

# Semi-Detached Family House in Denton

12b, Denton Road, Newhaven, BN90PX



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## inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this modern well presented semi-detached house situated in Denton. The property was built in 2021 and has spacious accommodation over three floors and benefits from underfloor heating throughout.

The property is accessed via composite door leading into the spacious entrance hall, on this level is the utility room with appliance space, cupboard housing new boiler fitted 2025 and a sink unit. There is also a separate cloakroom on this level with low flush WC and wash basin.

Stairs rise to the first floor landing giving access to the living accommodation. This spacious open plan living space is a bright room. The kitchen is at the front which is fitted with a range of matte wall and base units incorporating a selection of cupboards and drawers. There are built in appliances to include fridge/freezer, dishwasher, electric oven, hob and extractor above. There is a breakfast bar and windows overlooking the front. There is a dining space and doors lead out to a front balcony. The lounge is a generous space which has a window overlooking the rear and sliding patio doors leading to the garden.

Stairs rise again to the second floor landing giving access to the remainder of the accommodation. The primary bedroom is a generous size double which has an en suite fitted with shower, low flush WC and wash hand basin, this room is carpeted and overlooks the rear. Bedroom two, again, a double is carpeted and overlooks the front. Bedroom three, a single, overlooks the front and side with views over Denton. The family bathroom completes the property and is fitted with a tiled bath with mixer tap and shower over, vanity style wash basin and low flush WC. This room is complete with fully tiled walls and a heated towel rail.

Outside, the rear garden is a generous size which has a patio area and steps leading up to an area of lawn with rear access gate. The front has a car port with further storage.



Energy Rating B

Council Tax Band D

moreinfo...



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