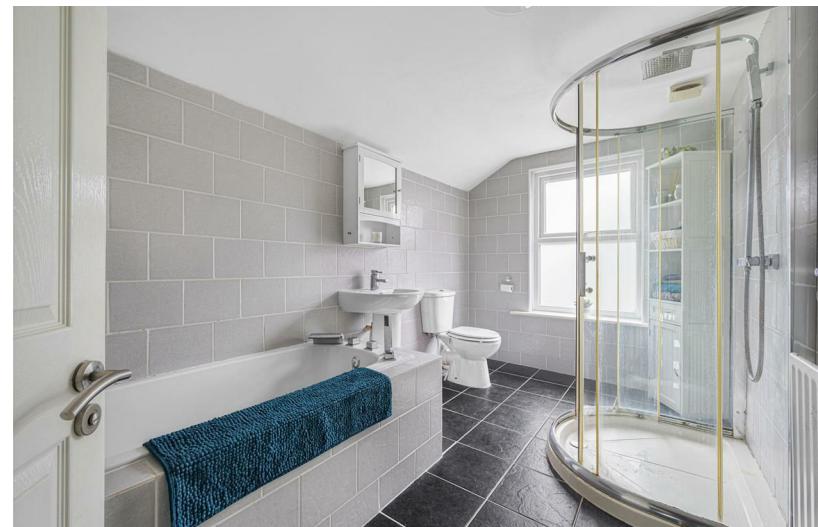


2  
BED

# Spacious Two Bedroom Victorian House

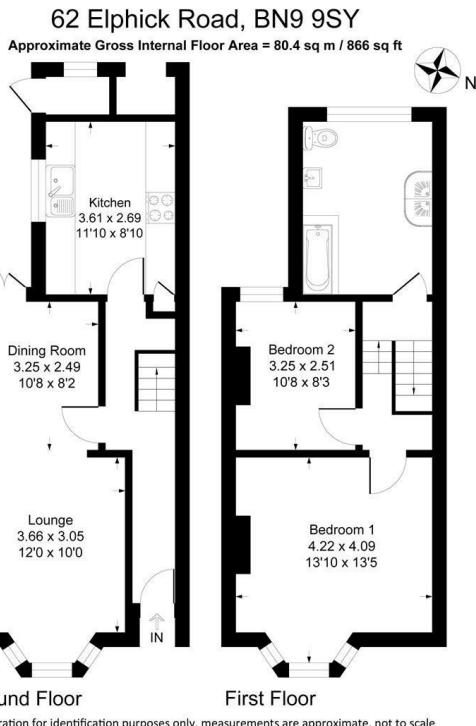
62, Elphick Road, Newhaven, BN9 9SY



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## inbrief...

Phillip Mann estate agents are delighted to offer for sale this two bedroom Victorian House located in Newhaven. The property has been much improved by the current owners and an internal is recommended.

A part glazed entrance door gives access to the hallway. There is an understairs storage area, laminate flooring and doors which lead to the downstairs accommodation.

The lounge/diner is a stunning bright room with laminate flooring, ample space for a dining table, a bay window overlooking the front and patio doors leading to the rear garden.

The kitchen is well fitted with a range of wall and base units which incorporates a selection of cupboards and drawers. There is a sink unit set into solid wood worktops and there is a built in cooker, hob and dishwasher as well as space for a washing machine. The room is complete with tiled flooring and a window overlooking the rear garden.

The first floor landing has loft access and doors which lead to the remainder of the accommodation. Bedroom one is a generous size double with built in wardrobes and a bay window overlooking the front. Bedroom two overlooks the rear which again, is a good size double. Completing the inside is a stunning refitted bathroom with a bath, shower cubicle, low level WC and wash hand basin. The room is fully tiled walls, tiled flooring and a window overlooking the rear.

Outside there is a low maintenance rear garden with decked area and rear access. The garden is wall and fence enclosed.



Energy Rating D

Council Tax B

## moreinfo...



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