

1  
BED

# Superb 1 Bedroom Ground Floor Flat

Flat 1, 40 Meeching Road, Newhaven, BN9 9RG



£950 Per Calendar Month

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## inbrief...

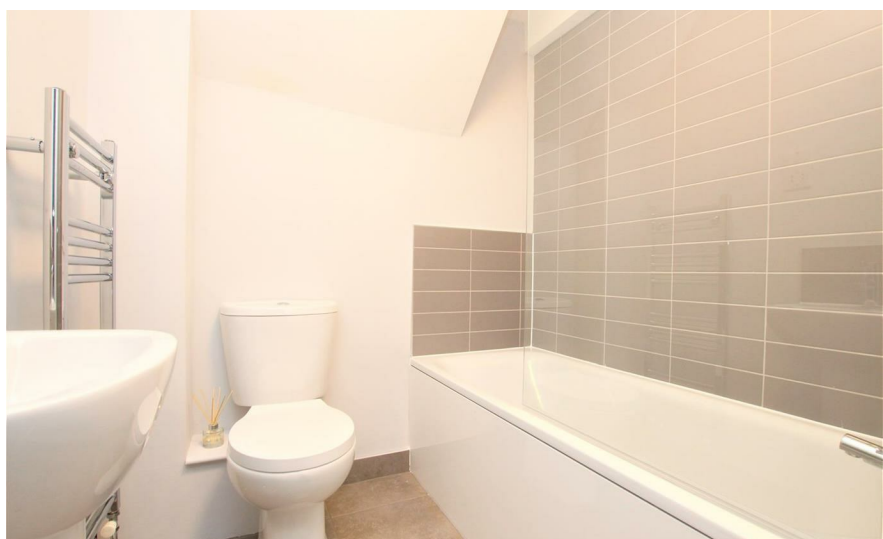
Phillip Mann estate agents are delighted to offer for rent, this converted ground floor flat situated in a convenient location close to Newhaven Town centre, mainline bus routes to Brighton and Eastbourne, local schools and Newhaven train station.

The property, which is accessed via a communal hallway and entrance door, has a good size lounge (12'9x11'7) to the front of the property which is newly carpeted and has a feature fireplace. An opening leads to the kitchen/breakfast room (13'7x11'6) which is fitted with a modern range of wall and base units. There is an integrated electric oven and hob and space for a washing machine and fridge freezer. There is plenty of space for a dining table and a double glazed window overlooks the rear of the property.

Moving through, the bedroom (11'4x9'7) is a generous sized double room which has newly fitted carpets and a double glazed window which overlooks the side of the property.

An ensuite bathroom completes the accommodation fitted with a modern white suite to include bath with mixer tap and shower attachment, wash hand basin and low flush toilet. This room is finished off with a heated towel rail and tiled flooring.

Must be Viewed Unfurnished



Energy Rating C  
Council Tax Band

moreinfo...



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