

3
BED

Semi Detached Family House with Parking

14, Fort Road, Newhaven, BN9 9QE



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Freehold

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Total area: approx. 90.1 sq. metres (969.9 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.

inbrief...

Phillip Mann Estate agents are delighted to offer for sale this three bedroom semi detached property located in a unique position on Fort Road Newhaven. The property has been well maintained throughout it's years of ownership and benefits from gas central heating, double glazing and off road parking.

The property is accessed via part glazed door leading into the spacious entrance hall, here there is understairs storage and wood flooring which continues through to the kitchen. The kitchen is fitted with a range of wall and base units incorporating a selection of cupboards and drawers and there are built in appliances to include electric oven, gas oven, five ring gas hob with extractor above, fridge, freezer, dishwasher and washing machine. This room is complete with a window overlooking the side and door giving access to the rear garden. The generous size lounge/diner is a delightful room which benefits from carpets, two gas fires with surround, a bay window overlooking the front and patio doors giving access to the rear. Completing the downstairs is a cloakroom fitted with low flush WC and wash hand basin.

Stairs rise to the first floor landing providing loft access which is fully boarded, carpeted and has a Velux window. The primary bedroom has built in wardrobes, is carpeted and has a bay window overlooking the front. Bedroom two, again, has built in storage and overlooks the rear. Bedroom three is a good size single and overlooks the front. Completing the first floor is the bathroom, fitted with a panelled bath with mixer tap and electric shower, vanity style wash hand basin and low flush WC. This room is complete with fully tiled walls and floor, mirrored medicine cabinet and frosted window.

Outside, the rear garden is an excellent space which has an area of patio with the remainder laid as astroturf. There is a raised pond to the rear, ground level swimming pool, side access and the garden is wall and fence enclosed. There is a parking space to the side.



Energy Rating D

Council Tax Band C

moreinfo...



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