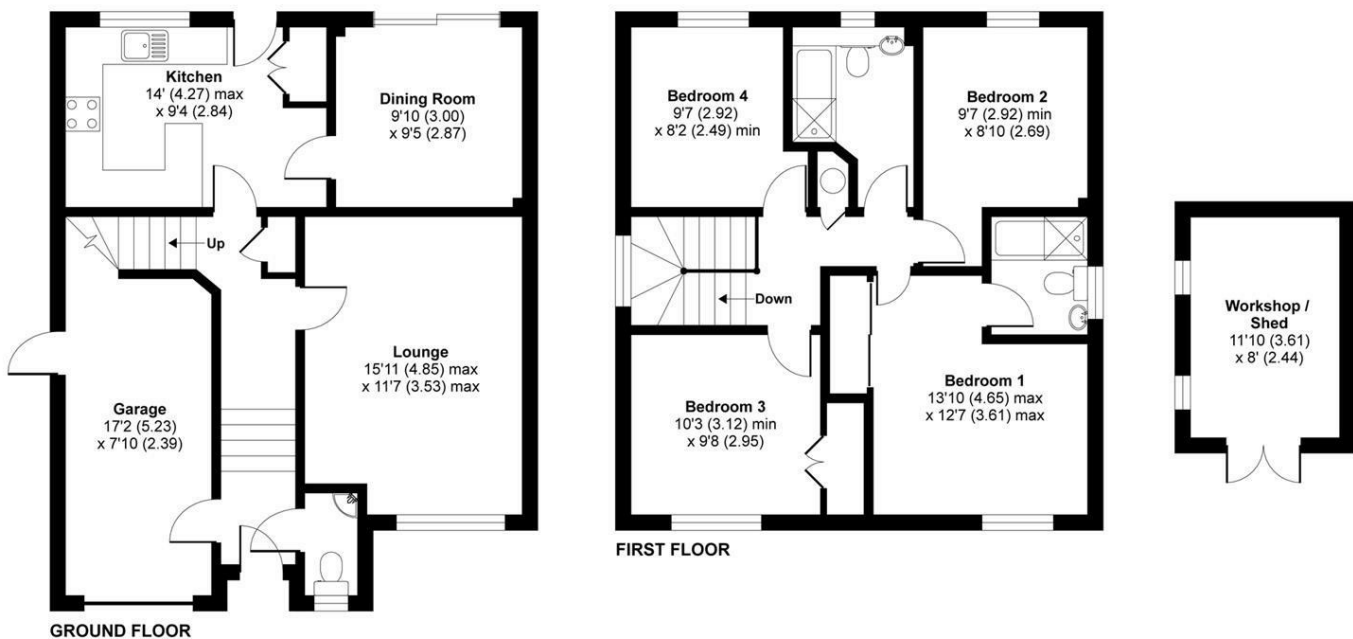




### The Fairway, Newhaven, BN9

Approximate Area = 1341 sq ft / 124.5 sq m (includes garage)  
Outbuilding = 94 sq ft / 8.8 sq m  
Total = 1435 sq ft / 133.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Phillip Mann Estate Agents. REF: 763236

## localknowledge...

Situated in a popular residential area in Augustfields, the property is in a prime position close to Downland walks, mainline bus routes to Brighton and Eastbourne and local schools. Newhaven Town centre is within a short walking distance and Newhaven train station is 1.4 miles away with its links to Lewes, Brighton and London Victoria.

## moreinfo...

Phillip Mann Newhaven Office

16 Bridge Street, Newhaven, BN9 9PJ  
01273 517517

To see more details on this & all our homes go to [www.phillipmann.com](http://www.phillipmann.com)



4  
BED

Stunning Detached House Backing Onto Fields  
85, The Fairway, Newhaven, BN9 9XX



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## inbrief...

A modern detached house on the popular Augustfields estate. The property has a lounge, kitchen/diner, conservatory, cloakroom, five bedrooms with ensuite to the primary and a family bathroom. Other benefits include gas fired central heating, double glazed windows, well presented rear garden with Countryside views and off road parking.

<b>Style:</b>	Detached House
<b>Bedrooms:</b>	Four
<b>Reception rooms:</b>	Two
<b>Area:</b>	1620 Sq Ft / 150.5 M Sq
<b>Outside:</b>	Landscaped Rear Garden
<b>Parking:</b>	Off Road Parking
<b>Energy rating:</b>	D
<b>Council Tax Band:</b>	E

## moredetail...

We are delighted to offer for sale this stunning detached family home situated on the popular 'Augustfields' estate. The property has been well maintained over the years of ownership and viewings come highly recommended.

The property is accessed via a part glazed entrance door which leads into the entrance hall. Here there is a built in cupboard, access to a downstairs cloakroom and a door leading to the garage.

The south facing lounge is a delightful room with modern carpet and a window overlooks the front. An opening leads into the separate dining room which has a laminate floor and a patio door overlooking the rear garden.

The kitchen has been tastefully refitted with a range of white gloss fronted wall and base units with a selection of cupboards and drawers. There is a built in sink unit, built in electric oven and a gas hob with extractor over. There are spaces for washing machine, fridge freezer and dishwasher. There is a built in freezer, breakfast bar and a window overlooking the rear garden.

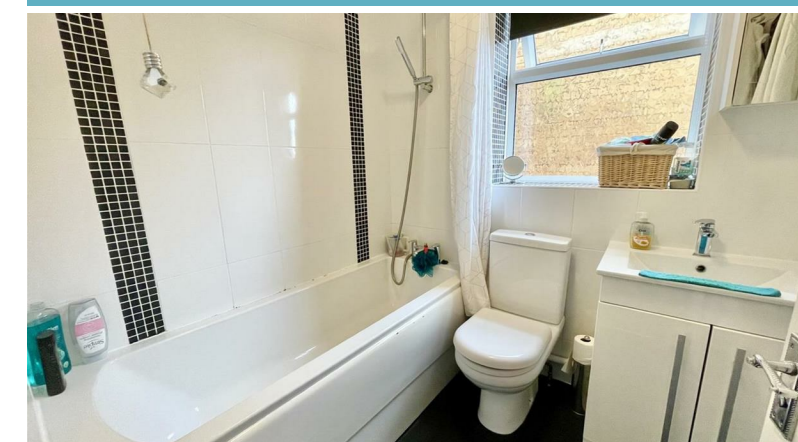
Moving upstairs, the first floor landing has loft access, large airing cupboard and access to the remainder of the accommodation. The master bedroom is a good sized double room with a spacious fitted mirrored wardrobe and a double glazed window to the front. A door leads to an en-suite bathroom with paneled bath, low level WC and wash hand basin. Bedroom two is a good sized double room with built in wardrobes and overlooks the front. Bedrooms three and four are good sized rooms which overlook the rear with views across Farmland. Completing the inside is a family bathroom which is fitted with a paneled bath with shower over, wash hand basin and low level WC.

Outside, the rear garden has a patio with steps to a lawn area. There is a large timber shed, side access and the garden is enclosed by timber fencing.

The front has off road parking and access to a garage with a power and light along with an upper mezzanine storage area.

## What the owner says...

We will miss living in the property especially the peace and quiet. We have loved living here but don't require the space anymore.



For more information on this, or any of our other properties, please call one of the team on 01273 517517



## Bear in mind...

This home has been fitted out to a high standard throughout and viewings are highly recommended to appreciate the quality of this property.