

3
BED

Three Bedroom Victorian House - No Chain

30, Newfield Road, Newhaven, BN9 9ND



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inbrief...

Phillip Mann estate agents are delighted to offer for sale this three bedroom Victorian House located in a popular residential street in Newhaven. The property has been recently re-decorated throughout and is being sold with NO ONGOING CHAIN.

A part glazed entrance door gives access to the entrance hall. From here there is access to the downstairs accommodation. The lounge is a lovely bright room with a feature cast iron fireplace and a bay window overlooking the front. An opening gives access to a spacious dining room which overlooks the rear garden. The kitchen has been fitted with a good range of wall and base units which incorporates a selection of cupboards and drawers. A sink unit is set into work-surface, there is a built in cooker, hob and there is ample space for appliances. The room is complete with part tiled walls, large storage cupboard and a door leading to the rear garden. Completing the downstairs is a cloakroom which has a low level WC and a wash hand basin.

The first floor landing has loft access and doors which lead to the remainder of the accommodation. The master bedroom is a generous size with a feature cast iron fireplace, ample space for wardrobes and a bay window overlooks the front. Bedroom two is a further double and overlooks the rear garden. Bedroom three is a single which again, overlooks the rear. Completing the property is a refitted shower room which is fitted with a large shower cubicle, low level WC and wash hand basin.

Outside there is a generous rear garden which is mainly laid to lawn with a patio area. The garden is in enclosed with wall and fence.

Lounge - 13'5 x 10'6
 Dining Room - 11'5 x 11'2
 Kitchen - 14'3 x 8'6
 Bedroom One - 14'7 x 13'5
 Bedroom Two - 11'1 x 9'2
 Bedroom Three - 9'2 x 8'5



Energy Rating C

Council Tax C

moreinfo...

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