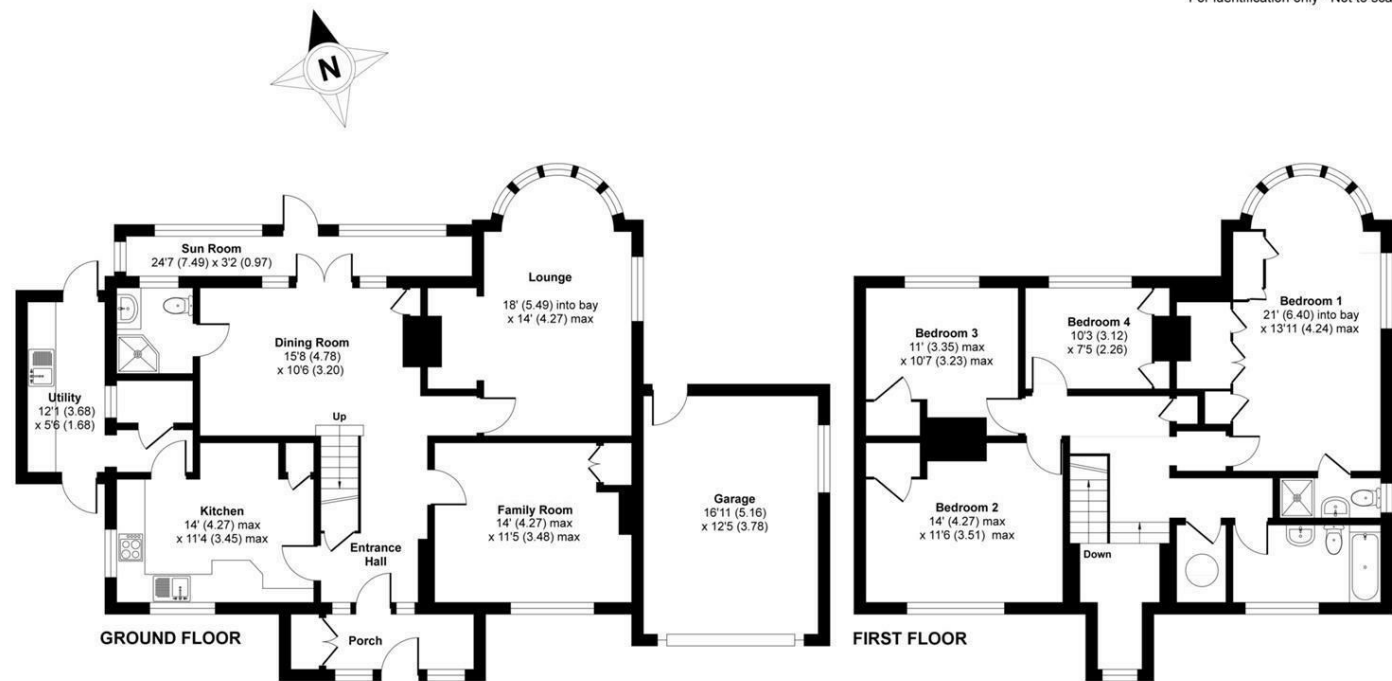


## First Avenue, Newhaven, BN9

Approximate Area = 2225 sq ft / 207 sq m (includes garage)  
For identification only - Not to scale



## localknowledge...

Situated in a popular Avenue in Newhaven, the property is a prime position within easy access of local schools, doctors and mainline bus routes to Brighton and Eastbourne. Newhaven train station with its links to Brighton, Lewes and London Victoria is also within a mile.

## 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)



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happy

# No.1 sellers

in Seaford, Newhaven  
and Peacehaven

# 4

BED

## A Stunning Older Style Detached House

48, First Avenue, Newhaven, BN9 9HT



## Price £670,000

Freehold

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## inbrief...

A substantial older style house situated in a popular location in Newhaven. The property offers spacious accommodation throughout and includes lounge, family room, kitchen/diner, utility room, dining room, sun room, shower room, four bedrooms with ensuite to the master and family bathroom. Other benefits include gas heating, good sized rear garden, garage and off road parking.

<b>Style:</b>	Older Style Detached House
<b>Bedrooms:</b>	Four Bedrooms
<b>Reception rooms:</b>	Three
<b>Area:</b>	1862 Sq Ft / 173 M Sq
<b>Outside:</b>	Front & Rear Gardens
<b>Parking:</b>	Garage & Parking
<b>Energy rating:</b>	D
<b>Council Tax Band:</b>	E

## moredetail...

Phillip Mann estate agents are delighted to offer for sale this stunning substantial double fronted residence situated in a highly sought after location in Newhaven. The 1928 Old Harbour Master House has undergone refurbishment in recent years which includes a new heating system, flooring and internal decoration.

An entrance porch gives access to into a fantastic hallway with Karndean flooring and leads though into a spacious dining area. This delightful room has a sun room which overlooks and affords access to the stunning rear garden and a beautifully restored staircase leading to the upstairs. Moving through, there is a lounge with feature fireplace overlooking the rear garden. A light and airy family room over looks the front. A recently refitted kitchen/breakfast room which has a good range of wall and base units with stunning marble worktops and copper splash-backs. A spacious utility room offers another sink unit as well as space for appliances, doors also lead to both the front and rear gardens. A shower room completes the ground floor and has a shower cubicle, wash hand basin and toilet.

Moving upstairs, the first floor landing has Karndean flooring, built in cupboard and picture window to the front. The master bedroom is a good sized double, has a range of built in wardrobes and the benefit of an ensuite shower room. Bedrooms two and three are both double rooms with fitted cupboards and the fourth, which is a good size single, overlooks the front. A family bathroom completes the accommodation and has a bath with mixer tap and shower attachment, wash hand basin and toilet.

Moving outside, the stunning rear garden offers a raised patio area with steps down to a lawn with flower and shrub borders. The front of the property has a lawn and brick paved driveway leading to the garage which has electric door and power and light points.

An internal viewing is highly recommended to appreciate the size and quality of this house.



For further information or to arrange a viewing on this or any of our properties, please call one of the team on 01273 517517

## What the owner says...

We have loved living at this property. This space that is offers is fantastic and is so accessible to Lewes & Brighton.



## Bear in mind...

The property offers flexible accommodation throughout and must be viewed to be appreciated.