

3
BED

Three Bedroom Detached House - No Ongoing Chain

12, Brazen Close, Newhaven, BN9 9XZ



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12 BRAZEN CLOSE NEWHAVEN

TOTAL FLOOR AREA: 87.4 sq.m. (941 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the foregoing structural floor, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is to illustrate only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the years.
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inbrief...

Phillip Mann estate agents are delighted to offer for sale this three bedroom modern detached house located on the edge of Newhaven. The property is being sold with no ongoing chain and an internal viewing is highly recommended.

A part glazed entrance door gives access to entrance hall where there is access to a cloakroom and doors which lead to the downstairs accommodation.

The lounge is a lovely bright room with laminate flooring, feature fireplace with wood burner and a window overlooking the front of the property. From here there is access to a separate dining room which overlooks the rear garden. A fitted kitchen also overlooks the rear and is fitted with a range of cupboards and drawers. A sink unit is set into rolled edged work surface and there is a built in electric oven. There is an understairs storage cupboard and a window overlooking the rear. Completing the downstairs is a utility room which has appliance space, door to the garage and a door giving access to the rear.

The first floor landing has loft access and doors which lead to the remainder of the accommodation. Bedroom one is a generous size double which has a double wardrobe and a window overlooking the front. Bedroom two is a further double which overlooks the rear. Bedroom three is a good size single overlooking the rear. Completing the property is a fitted bathroom which is fitted with a paneled bath, low level WC and wash hand basin.

Outside there is a level rear garden which has a large patio with leads to the an area of lawn. The garden is fence enclosed with side access.



Energy Rating D

Council Tax Band D

moreinfo...



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