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BED

# Large Four Bedroom Bungalow On A Substantial Plot

St Marys, Wilmington Road, Newhaven, BN9 9TS



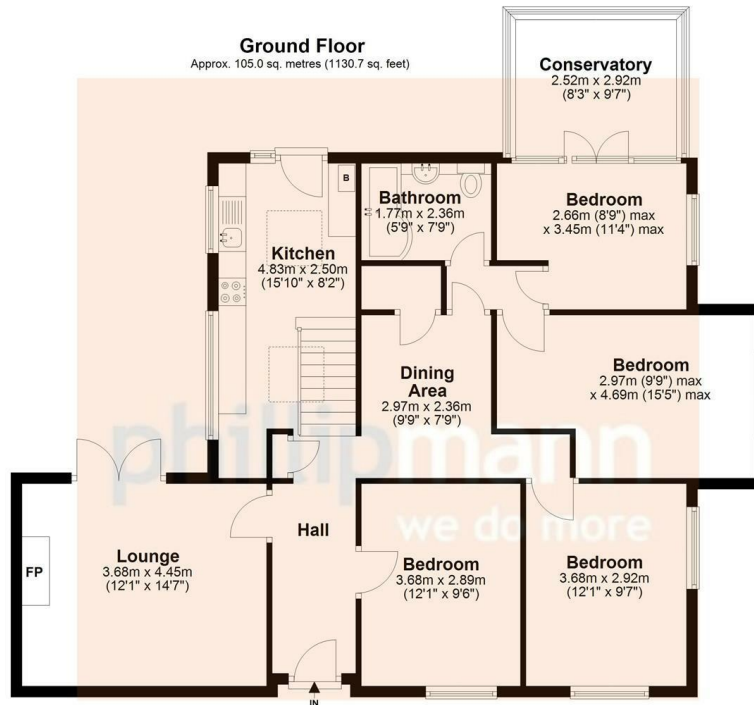
Price £399,950

Freehold

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Total area: approx. 105.0 sq. metres (1130.7 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 four bedroom detached bungalow located on a large plot at Harbour Heights. The property does require some general updating and offers spacious accommodation throughout.

An entrance door gives access to an entrance hall which has several storage cupboards and doors to the accommodation. The lounge is a generous size room with a feature open brick fireplace and patio doors gives access to the rear garden. There is a unique dining area which overlooks the kitchen where there is ample space for a dining table. Steps lead down to a good size kitchen which is fitted with a range of wall and base units, there is a built in sink unit and there is ample of space for appliances. There is a wall mounted gas boiler, part tiled walls and a window overlooks the rear garden.

Bedroom One is a good size double which has ample space for wardrobes and a window overlooks the side. Bedroom two and three both are both doubles which overlook the front. Bedroom four is a further good size room which has access to a conservatory which overlooks and gives access to the rear garden. Completing the inside is a family bathroom which has a paneled bath, WC, bidet and a sink unit.

Outside the large garden is a particular feature of this property. There is a good size lawn area with a selection of established trees and plants.

The front offers off road parking for several cars.

The property has great potential to develop/extend subject to all of the usual consents.



Energy Rating D

Council Tax Band D

moreinfo...



Phillip Mann Newhaven Office  
16 Bridge Street, Newhaven, BN9 9PJ  
01273 517517

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