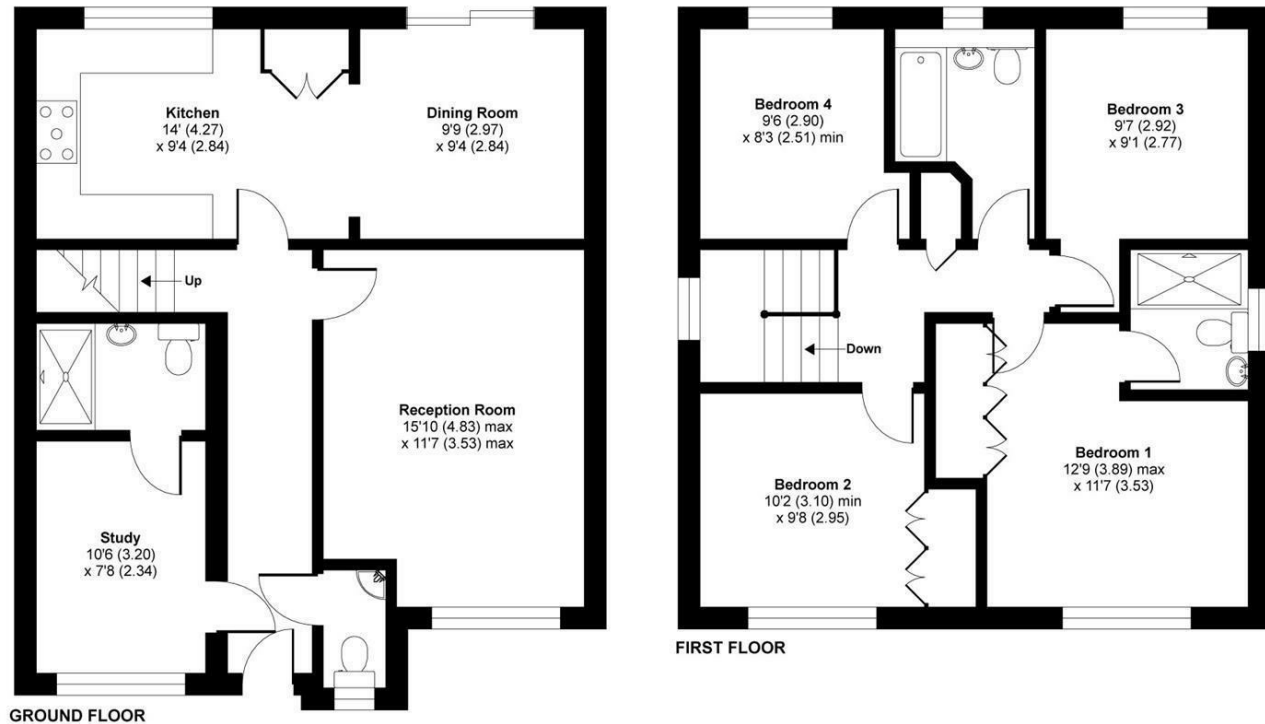


The Fairway, Newhaven, BN9

APPROX. GROSS INTERNAL FLOOR AREA 1349 SQ FT 125.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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BED

Family House Backing onto Farmland
79, The Fairway, NEWHAVEN, BN9 9XX



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...

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inbrief...

A modern detached house on the popular Augustfields estate. The property has a lounge, kitchen/dining room, cloakroom, five bedrooms with ensuite to the master and a family bathroom. Other benefits include gas fired central heating, double glazed windows, low maintenance rear garden, off road parking and backs onto open Farmland.

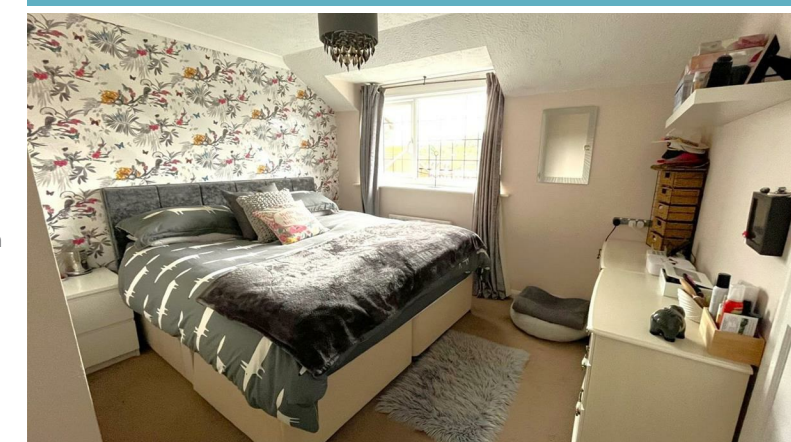
Style:	Detached House
Bedrooms:	Five
Reception rooms:	Two
Area:	1345 Sq Ft / 125 M Sq
Outside:	Low Maintenance Rear Garden
Parking:	Off Road Parking
Energy rating:	C
Council Tax Band:	E

moredetail...

A detached family home situated in a popular location backing onto Farmland which has had new windows and door throughout (still under guarantee) The property is accessed via a double glazed front door into an entrance hall. Bedroom five, formally the garage, is a double room which is carpeted and has a double glazed window to the front. There is an ensuite which has a walk in shower cubicle, low flush toilet and wash hand basin. A separate cloakroom completes the entrance level. A few steps lead up to the ground floor and access to the lounge. This delightful room has a wooden floor and a feature fireplace with a gas flame effect fire. A double glazed window overlooks the front. Moving through, the modern kitchen/dining room is fitted with a range of white fronted wall and base units with spaces for range oven, dishwasher, washing machine and fridge freezer. There is ample space for a good sized dining table and double glazed windows and bi fold doors overlooking and affording access to the rear garden. Moving upstairs, the first floor landing has a built in airing cupboard and a double glazed window. The master bedroom is a good sized double room which is carpeted and has a built in double wardrobe. A double glazed window overlooks the front of the property and a door leads into the ensuite. Fitted with a double shower cubicle, there is also a vanity style wash hand basin and low flush toilet. Bedroom two is another double room with built in wardrobes and a double glazed window to the front. Bedrooms three and four are again both doubles and overlook the rear of the property. The family bathroom completes the accommodation and is fitted with a white suite comprising bath with wall mounted shower, low flush toilet and wash hand basin. There is a tiled floor, fully tiled walls and a double glazed frosted window. Outside, the rear garden is arranged for ease of maintenance with paving slabs laid out over two levels. All the windows on the property are also brand new.

What the owner says...

I will miss the views at the back of the property and particularly the space this house has to offer!



For further information or to arrange a viewing of this property please contact the Newhaven Branch on 01273 517517



Bear in mind...

The property is in a quiet residential area and backs onto open farmland.