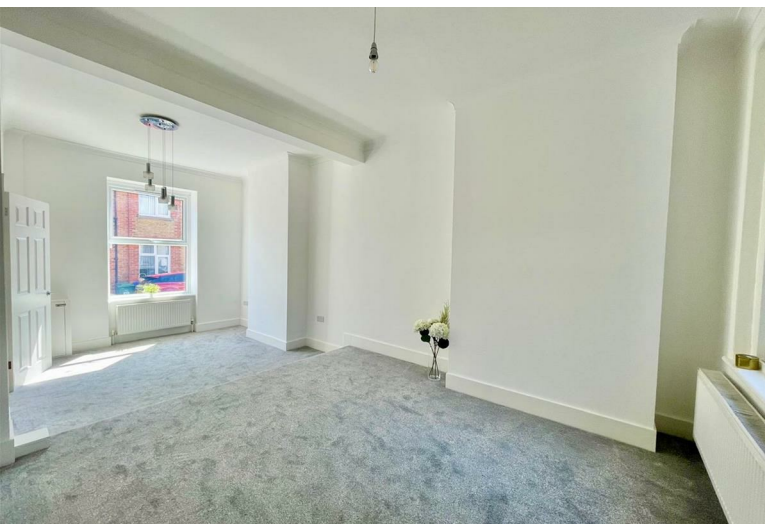


3
BED

Refurbished House with No Ongoing Chain

25, Gibbon Road, Newhaven, BN9 9EP



Offers Over £230,000

Freehold

phillipmann
we do more

www.phillipmann.com



inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this recently refurbished three bedroom victorian terrace situated in a popular residential area close to Newhaven marina. The property benefits from gas central heating, double glazing and is being sold with NO ONGOING CHAIN.

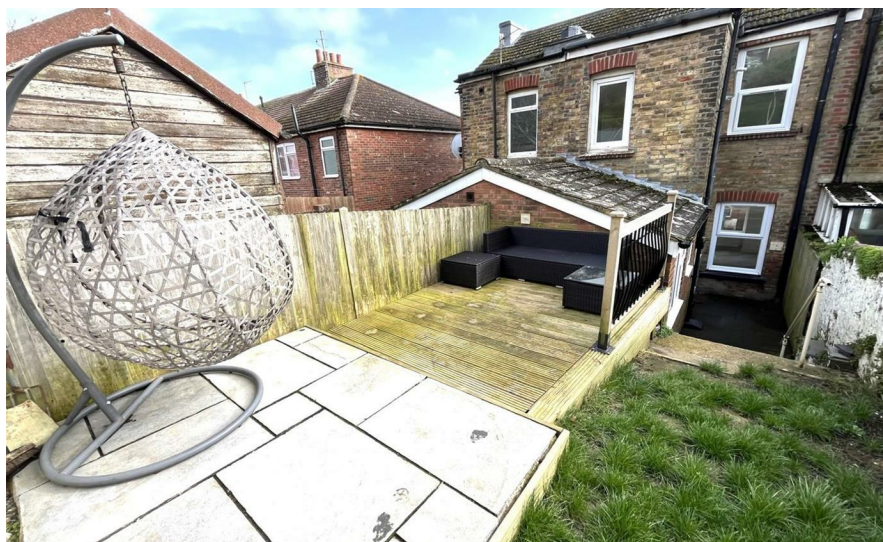
The property is accessed via part glazed entrance door leading into entrance hall. The spacious open plan lounge/diner is newly carpeted and has a window overlooking the front and window to the rear. There is plenty of space for a dining set, there is built in understairs storage and an opening leading to the kitchen. The kitchen is fitted with a range of modern gloss fronted wall and base units incorporating a selection of cupboards and drawers. There are built in appliances to include fridge/freezer, electric oven and hob with extractor above. There is space for a washing machine and a window and door overlooks and affords access to the rear garden.

The bathroom is situated on the ground floor and is fitted panelled bath with mixer tap and shower attachment, low flush WC and wash hand basin. The room is fully tiled and has a heated towel rail and frosted window to the side.

Stairs rise to the first floor landing which provides access to the loft and the remainder of the accommodation. The spacious main bedroom is situated at the front of the property, is carpeted and has a built in storage cupboard. Bedroom two, again, carpeted and overlooks the rear. Bedroom three is a single and has a built in wardrobe.

Outside, the rear garden has steps that lead up to an upper patio and decking area. There is an area of lawn and a rear access gate.

Lounge/Diner - 21'2 x 11'11
 Kitchen - 12'1 x 7'6
 Bedroom One - 13'2 x 9'10
 Bedroom Two - 11'3 x 7'1
 Bedroom Three - 7'7 x 6'11



Energy Rating D

Council Tax Band B

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