

4
BED

A Good Size Family House With Garage
2, Rothwell Court, Newhaven, BN9 9YB



localknowledge...

Rothwell Court is located on the popular Augustfields development which is within easy reach of bus routes to Eastbourne, Seaford & Brighton. Newhaven train station can be found 1.2miles away which provides a regular service to Brighton, Gatwick & London.

moreinfo...

Phillip Mann Newhaven Office

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inbrief...

A modern and extremely well presented four bedroom detached house located in the popular development on the edge of Newhaven. The property has features to include downstairs cloakroom, lounge, lovely kitchen/breakfast room, master bedroom with en-suite bathroom, three further good size bedrooms and family bathroom. Benefits include gas fired central heating, UPVC double glazed windows, garage, off road parking and a west facing rear garden.

Style:	Detached House
Bedrooms:	4
Reception rooms:	2
Area:	1184 Sq ft/ 110 Sq m
Outside:	Front & West Facing Rear Garden
Parking:	Garage & Off Road Parking
Energy rating:	C
Council Tax Band:	E

moredetail...

Phillip Mann Estate Agents are delighted to present this modern four bedroom detached house located on a popular development on the outskirts of Newhaven.

Once inside you'll notice that the house is decorated in a modern way which makes the property feel so spacious and bright. The entrance hall is a good size with doors leading to the ground floor accommodation. The lounge is a lovely bright room with plenty of room for your furnishings and overlooks the front. From here there is an opening onto the kitchen/dining room. This is a stunning open plan room and have been recently refitted with a range of wall and base units which incorporates a selection of cupboards and drawers. There is a built in butler sink unit with is set into Quartz worktops. There is a built in electric oven and cooker along with ample space for all of the modern day appliances. The room is complete with space for a large dining table, wall mounted boiler and patio doors gives access to the rear garden. Completing the property is a refitted downstairs cloakroom.

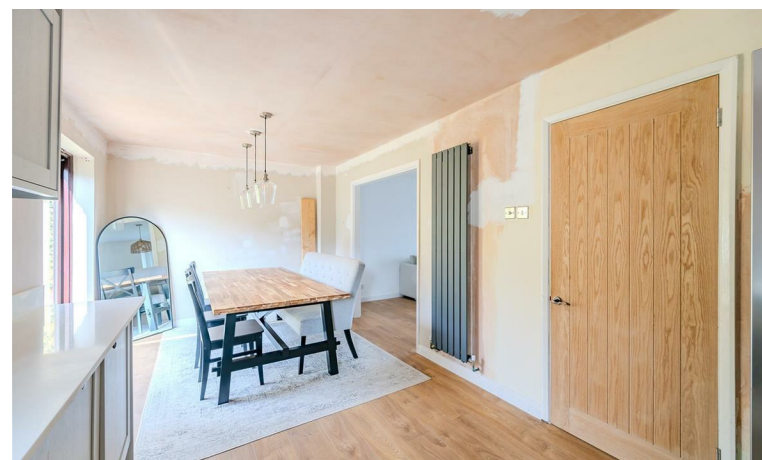
The spacious first floor landing has a large storage cupboard, a window to the side and access to the loft area. The master bedroom is a lovely size room with built in triple wardrobes and windows overlooking the front with an open outlook over Newhaven & the South Downs. There is a door leading to the ensuite bathroom which has been refitted with a white suite comprising paneled P shaped bath and low level WC built into a vanity sink unit. The three other bedrooms are all good sizes and could hold double beds. The family bathroom has been refitted with a white suite comprising of a paneled P shaped bath with glass shower screen and low level WC built into vanity sink unit. Completing this room are tiled walls, tiled floor and window overlooking the rear.

Outside there is a delightful level West facing garden with a large decked area leading onto a large area of lawn.

The front has access to a garage and off road parking.

What the owner says...

We will miss living in the property especially the peace and quiet. We have loved living here but don't require the space anymore.



For more information on this, or any of our other properties, please call one of the team on 01273 517517



Bear in mind...

This home has been fitted out to a high standard throughout and viewings are highly recommended to appreciate the quality of this property.