

2  
BED

# Two Bedroom Park Home with Open Views

131, Newhaven Heights, Newhaven, BN9 9HF



Price £190,000

Leasehold - Share of Freehold

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## inbrief...

Phillip Mann estate agents are pleased to offer for sale this well presented two bedroom park home located on Newhaven Heights. The property, which has been well maintained benefits from gas central heating, double glazing and open views to the rear!

The property is accessed via a part glazed entrance door which leads into a small entrance hall. There is built in storage cupboards and doors which lead to the accommodation. The lounge is a lovely bright triple aspect room with a feature electric fire. The room is carpeted and downland views to the rear.

The kitchen/breakfast room is a spacious area and is fitted with a range of modern fronted wall and base units incorporating a selection of cupboards and drawers. There are built in appliances to include a four ring gas hob with filter hood above, double electric oven and spaces for fridge/freezer and washing machine. A built in cupboard houses a combination boiler and there is a useful larder cupboard. Completing this area is carpets, space for a dining table and windows which overlook the front and rear. A door leads to an inner hallway which has a built in storage cupboard and access to the remainder of the property.

The master bedroom is a generous size with a walk in wardrobe and access to an en-suite. The room has windows which overlook the rear garden and enjoys stunning open views. The en-suite shower room has been recently refitted with a corner shower cubicle, low level WC and wash hand basin. Bedroom two is a further double with a built in wardrobe and overlooks the front. A bathroom completes the property and is fitted with a paneled bath, wash hand basin and low level WC.

Outside there is a low maintenance rear garden which enjoys open views. There is outside lighting and side access.

There is also a garage with power and light and an up and over door and off road parking.

Lounge - 19'3 x 10'2  
 Kitchen/Breakfast room - 19'3 x 10'3  
 Bedroom One - 11'6 x 9'5  
 Bedroom Two - 9'10 x 9'5



Council Tax Band B

moreinfo...

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