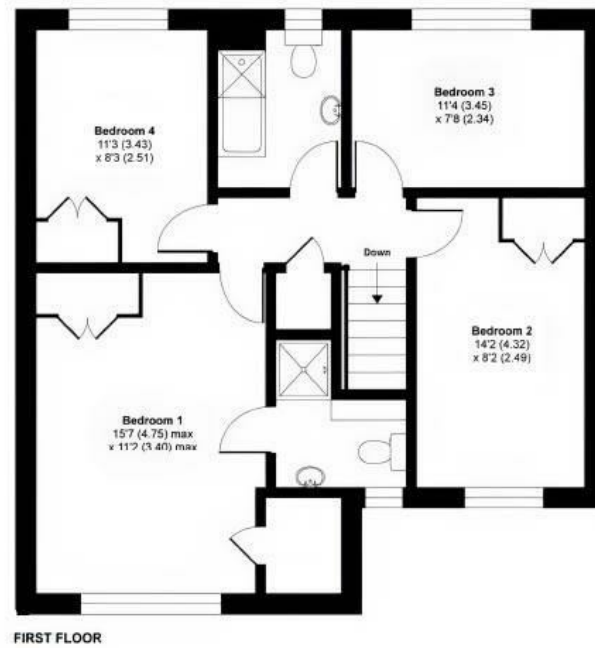
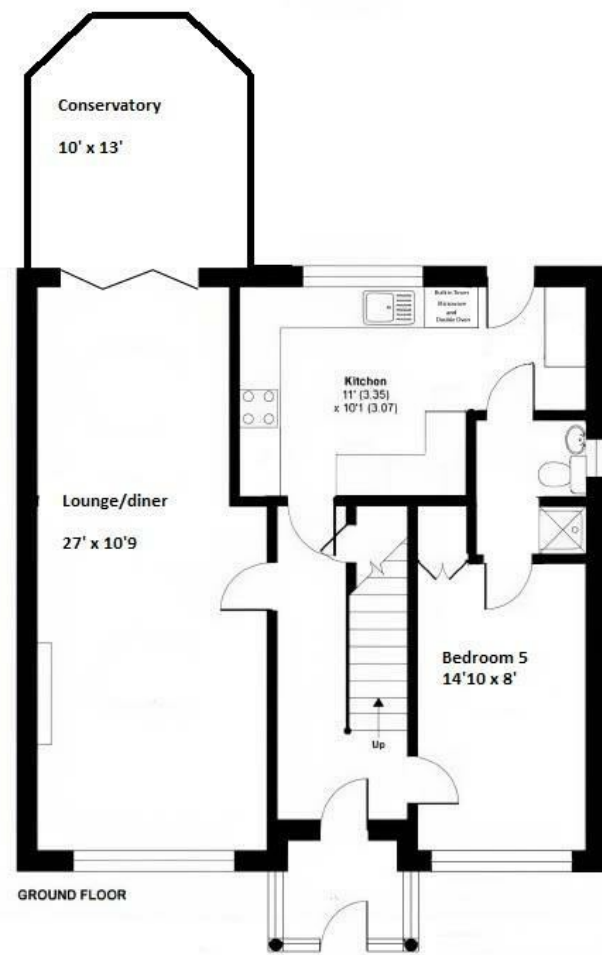


41 Hill Top Way, Newhaven, BN9

For identification only - Not to scale



5  
BED

Immaculately Presented Family House  
41, Hill Top Way, Newhaven, BN9 9TE



### localknowledge...

Positioned in a quiet residential area in Newhaven, close to local schools. Newhaven port has a ferry link to the French port of Dieppe and the town centre itself has a range of shops and cafes with further facilities including public swimming pool, various bus and train links to Brighton, Lewes and Eastbourne.

### 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](http://www.phillipmann.com)



we do more...  
keeping  
customers  
happy

# No.1 sellers

in Seaford, Newhaven  
and Peacehaven

## Price £465,000

Freehold

# phillipmann

we do more



## inbrief...

A modern five bedroom detached house located in a popular residential area. The property has accommodation to include lounge/diner, kitchen with utility space, conservatory, ground floor bedroom with en suite, primary bedroom with en suite, three further bedrooms and family bathroom. Features include established shrubs, trees and plants in rear garden, stunning sea views and off road parking to the front.

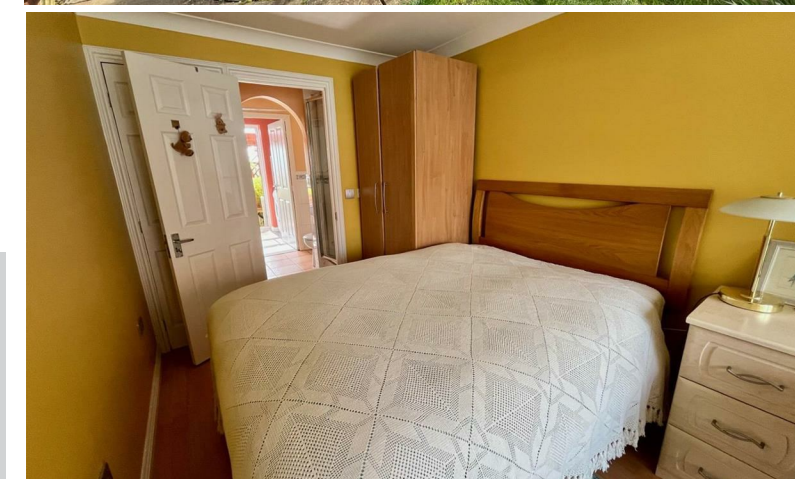
Style:	Detached Family House
Bedrooms:	5
Reception rooms:	2
Area:	TBC
Outside:	Rear Gardens
Parking:	Off Road Parking
Energy rating:	C
Council Tax Band:	E

## moredetail...

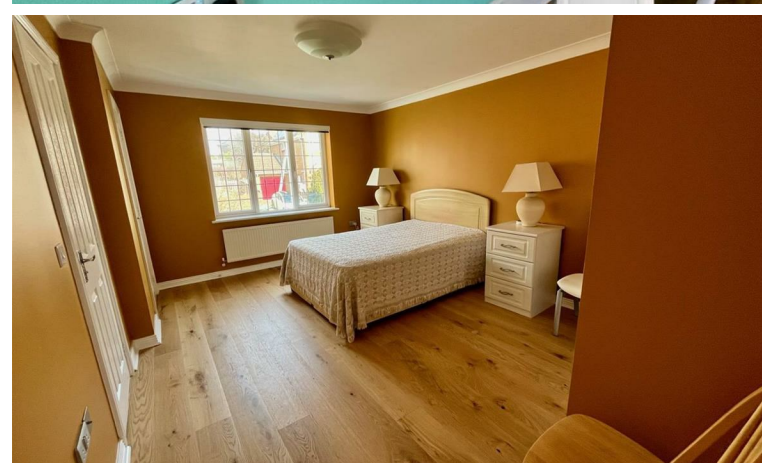
Phillip Mann Estate Agents are pleased to offer for sale this immaculately presented five bedroom detached house situated in a popular residential area. The property has been very well maintained throughout it's years of ownership and benefits from gas central heating, double glazing and stunning sea views at the rear. The property is accessed via part glazed door leading into entrance porch. From here, the spacious lounge/diner is decorated has laminate flooring, plenty of space for a dining set and windows to the front and side. Bifold doors lead from here through to the conservatory, this light room has had a new roof in recent years and has tiled floor and windows and doors leading onto the rear garden. The refitted modern kitchen is a great space and is fitted with a range of gloss fronted wall and base units incorporating a selection of cupboards and drawers. There are built in appliances to include electric oven, four ring gas hob with extractor above, microwave and dishwasher. There is space and plumbing for a washing machine and fridge/freezer. A window overlooks the rear and door gives access to the garden. Bedroom four is located on the ground floor, a spacious double which has a built in storage cupboard, window to the front and access to a jack and jill shower room fitted with shower cubicle, vanity style wash basin and low flush WC. The primary bedroom is an excellent size with built in wardrobes, further storage cupboard and ensuite fitted with shower, low flush wc and wash hand basin. Bedroom two is carpeted, has built in wardrobes and overlooks the front. Bedroom three, is carpeted and overlooks the rear with stunning sea views towards Seaford Head. Bedroom four has built in wardrobes and shares the same view. The bathroom is fitted with panelled bath with shower over, wc and wash basin. Outside, the delightful rear garden has a variety of established plants and trees with an upper patio area and lawn. The front is arranged as off road parking.

## What the owner says...

More than anything I will miss the space the property has to offer and the views!



To arrange a viewing or to find out more information about the property please contact the Newhaven office on 01273 517517



## Bear in mind...

The property enjoys stunning sea views from the rear and is located in a quiet residential area.