

65 Lawes Avenue, Newhaven, BN9 9SB

Approximate Gross Internal Area = 141.9 sq m / 1527 sq ft
(Including WC)

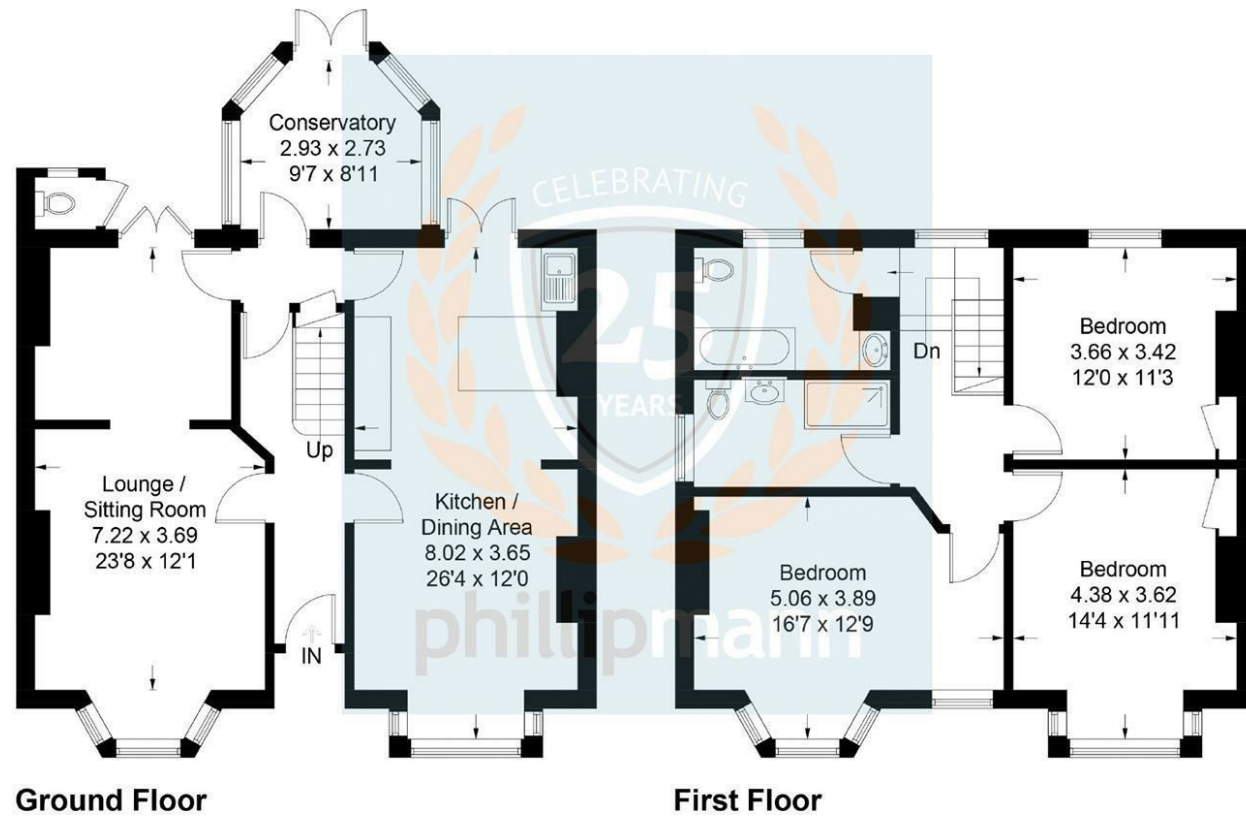


Illustration for identification purposes only, measurements are approximate, not to scale.
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A Spacious Double Fronted House
65, Lawes Avenue, Newhaven, BN9 9SB



localknowledge...

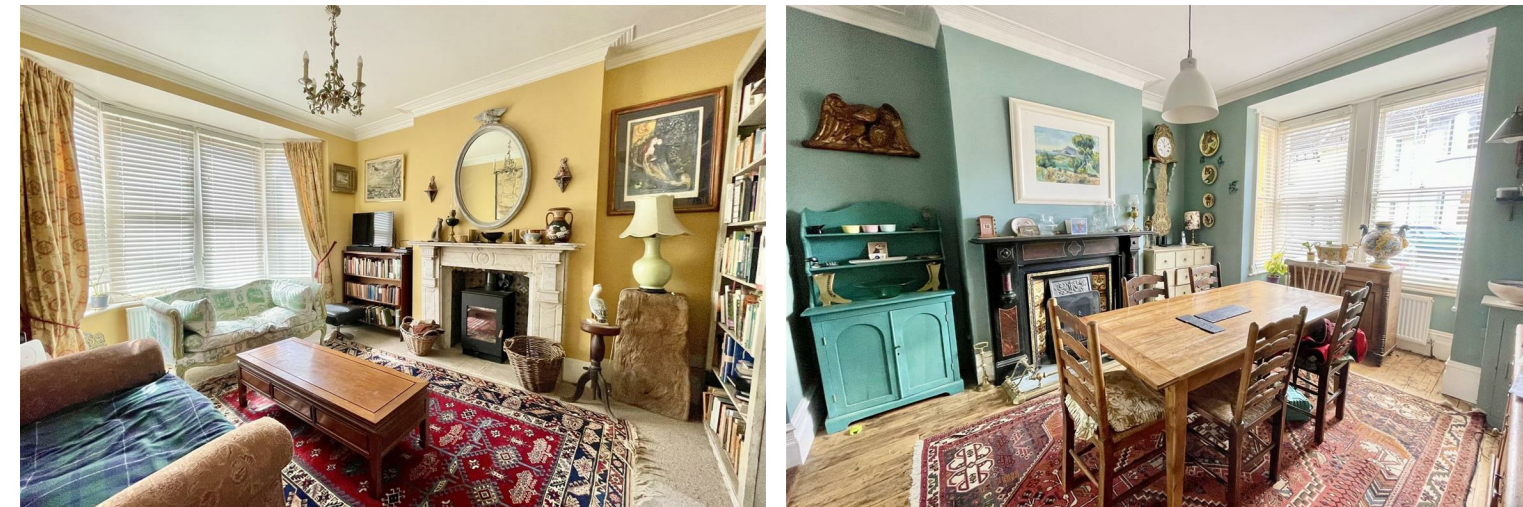
The property is located in a popular Avenue in Newhaven with easy access to Eastbourne, Seaford and Brighton. Both primary and secondary schools can be found within a short walk away. Newhaven train station can be found within half a mile which provides a regular service to Lewes, Brighton and Gatwick.

moreinfo...

Phillip Mann Newhaven Office

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inbrief...

A double fronted Victorian house located in a popular road in Newhaven. The property has accommodation to include a large kitchen/diner, lounge with feature fireplace, dining room, conservatory, three large double bedrooms, shower room and bathroom. Benefits include gas fired central heating, original sash windows, original features throughout, rear garden with the potential for off road parking and is being sold with no chain.

Style:	Victorian Double Fronted House
Bedrooms:	Three Doubles
Reception rooms:	Two
Area:	1527 Sq ft/141.9 Sq m
Outside:	Rear Garden
Parking:	Potential For Off Road
Energy rating:	D
Council Tax Band:	C

moredetail...

Phillip Mann estate agents are delighted to offer for sale this double fronted Victorian House located in a popular location in Newhaven.

The property is accessed via a part glazed entrance door which leads onto a spacious entrance hall, from here you have access to the downstairs accommodation. The lounge is a lovely size room with a feature marble fireplace with inset wood burner and a large bay window overlooking the front. An opening leads onto a dining room and patio doors to the rear garden.

The kitchen/diner is a generous size room which runs the whole length of the house. The kitchen area has a range of cupboards with drawers. There is large cooker and upright fridge/freezer. An inner hallway provides an understairs storage space and a door leads to a conservatory which overlooks the rear garden.

The first floor landing leads to the remainder of the accommodation and has access to the loft space which has the potential for further development (subject to planning). The master bedroom is a large room with a feature open fireplace and plenty of space for bedroom furniture. The room could easily be divided to provide a further shower room if need be. A bay window overlooks the front garden. Bedroom Two also overlooks the front and again has a feature fireplace. The final bedroom is a further double with a storage cupboard and cast iron fireplace. There is a shower room which is fitted with a large shower cubicle, wash hand basin and low level WC. Completing the property is a further bathroom with a white suite comprising paneled bath with mixer tap and shower attachment, low level WC and wash hand basin.

Outside there is a delightful walled rear garden which offers a good degree of privacy. There is a good selection of established trees and shrubs, a good size patio and lawn area.

There is the potential for off road parking if needed.



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

What the owner says...

We have especially enjoyed living at the property with the space that it offers.



Bear in mind...

The property is located in a convenient location being within a short walk to bus links, train station and local schools.