

4

BED

# Family House Sold with No Ongoing Chain

26, St. Martins Crescent, Newhaven, BN9 0PH



Price £320,000

Freehold

**phillipmann**  
we do more

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



inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this well presented four bedroom family house situated in a popular residential location. The property benefits from gas central heating, double glazing and is being sold with NO ONGOING CHAIN.

The property is accessed via part glazed door leading into entrance porch. The spacious lounge/diner is a great size which benefits from concrete style flooring, built in feature fireplace, shelving and windows overlooking the front. The kitchen is fitted with a range of wall and base units incorporating a selection of cupboards and drawers. There is a built in oven and four ring gas hob with filter hood above and space for washing machine and dishwasher. This room is part tiled and a window overlooks the rear.

Moving through, there an inner hallway leading to bedroom four. This is a good size double which has laminate flooring and two windows overlooking the front and side, being on the ground floor this could easily be used as extra living space. Completing the downstairs accommodation is a seperate cloakroom fitted with low flush WC and vanity wash hand basin.

Stairs rise to the first floor landing providing access to the loft, airing cupboard and the remainder of the accommodation. Bedroom one benefits from built in wardrobes and a window overlooking the front of the property. Bedroom two, again, has built in wardrobes and overlooks the rear. Bedroom three, a single, overlooks the front. The family bathroom is fitted with panelled bath with shower over, low flush WC and wash hand basin.

Outside, the rear garden is paved for ease of maintenance and the side garden has a large area of lawn.

26 St Martins Crescent is situated in a popular location and is close to schools and mainline bus routes. Sainsburys supermarket and Newhaven train station are both within easy reach.



Energy Rating C

Council Tax Band C

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)