

3  
BED

# Well Presented Three Bedroom Family House

73, Evelyn Avenue, Newhaven, BN9 9SG



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Freehold

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## inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this well presented three bedroom terraced house located in a popular residential location close to Newhaven Town Centre. The property has been much improved by the current owners including a new roof fitted in 2022, new radiators and modernised throughout.

The property is accessed via part glazed entrance door leading into entrance hall. The lounge is situated at the front which is carpeted with a bay window overlooking the front of the property. The generous size dining area has laminate flooring, tiled fireplace, understairs storage and double glazed patio doors leading onto the rear garden. The refitted kitchen has a range of white gloss wall and base units which incorporates a selection of cupboards and drawers. A sink unit set into modern work surface and there is a built in oven, induction hob and slimline dishwasher. There is appliance space for a washing machine and upright fridge/freezer and the room has part tiled walls, tiled floor and a window overlooking the side. The shower room is on the ground floor fitted in 2022 with a fully tiled shower unit, vanity style wash basin and low flush WC. This room has a heated towel rail, wall mounted boiler and frosted window.

Stairs rise to the first floor landing giving access to the loft and the remainder of the accommodation. The main bedroom is situated at the front of the property and is an excellent size with plenty of space for wardrobes and has a bay window. Bedroom two is a double, which is carpeted with double glazed window to the rear. Bedroom three is a good size, again, carpeted and overlooking the rear. Completing the property is a separate cloakroom which is fitted with a low flush WC and wash hand basin.

The rear garden is mainly laid to lawn with an area of patio, rear gate access and is wall and fence enclosed.

Lounge 11'03 x 10'11  
 Dining 11'07 x 11'  
 Kitchen 10' x 7'11  
 Bed one 14' x 10'11  
 Bed two 10' x 8'  
 Bed three 11 x 8'10 max



Council Tax Band B

Energy Rating D

moreinfo...

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