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# Top Floor Flat with Share of Freehold

11, Brighton Road, Newhaven, BN9 9NA



Price £165,000

Leasehold - Share of Freehold

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## inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this one bedroom top floor flat in a convenient location close to Newhaven Town. The property is being sold with share of freehold and viewings come recommended.

The property is accessed via private entrance door leading into hallway. Here there are stairs that rise to the first floor landing.

The generous size lounge is situated at the front of the property, this room is carpeted and has a bay window overlooking the front. The bedroom is a good size, carpeted and has a window overlooking the rear.

The kitchen is fitted with wall and base units incorporating a selection of cupboards and drawers. There is a built in electric oven and hob and space for modern day appliances to include washing machine and fridge. A sink unit is set into modern worksurface and a window overlooks the rear.

A fully tiled shower room completes the property fitted with corner shower unit, low flush WC and wash hand basin. There is a frosted window to the side. Completing the property is the loft room which is accessed via space saver staircase, there are two velux windows and eaves storage.



Energy Rating E

Council Tax Band A

moreinfo...

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