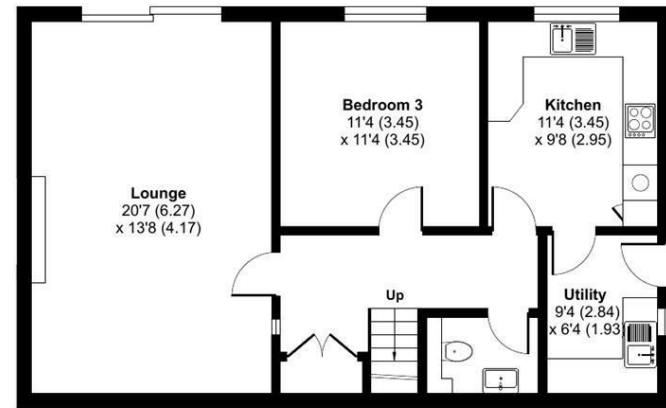
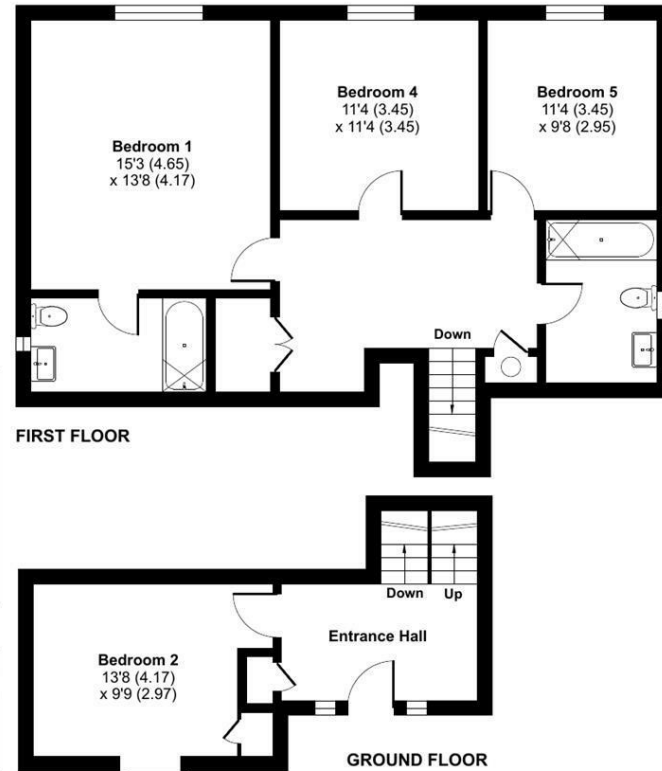


Claremont Road, Newhaven, BN9

Approximate Area = 1741 sq ft / 161.7 sq m
For identification only - Not to scale



LOWER GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Phillip Mann Estate Agents. REF: 1129396

5
BED

Spacious Five Bedroom Detached House

33, Claremont Road, Newhaven, BN9 0NG



localknowledge...

Claremont Road is located on Mount Pleasant. The South Downs National Park is just a few meters away and local schools are also within easy reach. Mainline bus routes to Brighton and Eastbourne are just a few minutes away as is the local Sainsburys supermarket and Newhaven train station.

moreinfo...

Phillip Mann Newhaven Office

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01273 517517

To see more details on this & all our homes go to
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inbrief...

A spacious five bedroom detached house located on Mount Pleasant which enjoys stunning views. The property has accommodation to include lounge/diner, kitchen/breakfast room, utility room, master bedroom with en-suite four further bedrooms and family bathroom. Outside there is a good size rear garden, off road parking and single garage with power and light.

Style:	Detached House
Bedrooms:	Five
Reception rooms:	One
Area:	1741 SQ FT / 161 SQ MT
Outside:	Large Rear Garden
Parking:	Parking & Garage
Energy rating:	E
Council Tax Band:	E

moredetail...

Phillip Mann estate agents are delighted to offer this individually built detached house located on Mount Pleasant. The property was built in 1995 and has been in the same ownership since this time and offers spacious accommodation throughout.

The welcoming split level entrance hall has a large storage cupboard and access to bedroom four which is a good size room with a built in wardrobe and a window overlook the front.

The lower landing has a further storage cupboard and access to this levels accommodation. The lounge/diner is a lovely bright South facing room with a feature fireplace and large patio doors overlooking the rear garden. The kitchen breakfast room is a good size room with a good range of wall and base units units. There is a built in sink unit which is set into work surface and there is a built in electric oven and a gas hob. The room is complete with part tiled walls, space for breakfast table and a window overlooking the rear. A door gives access to a utility room with has further cupboards and drawers with appliance space. This level also has a double bedroom with a window overlooking the rear. Completing the ground floor is a downstairs cloakroom which has a WC and wash hand basin.

The first floor landing has a built in airing cupboard, a large storage cupboard and door which lead to the remainder of the accommodation. The master bedroom is a delightful size with ample space for wardrobes and a window overlooks the rear garden which stunning views across Newhaven and the surrounding area. This room gives access to an en-suite bathroom which has a flitted bath, low level WC and wash hand basin. Bedroom two and three are also good size doubles and both overlooks the rear enjoying the view. Completing the inside is a family bathroom with a paneled bath with shower over, WC and wash hand basin.

Outside there is a generous size garden mainly laid to lawn

The front has an area of lawn with parking and access to a single garage.

What the owner says...

We have loved living at the property for the last 30 plus years and hope the new buyer has the happiness we have had.



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



Bear in mind...

The property has the benefits of solar panels which does create an income for the National Grid.