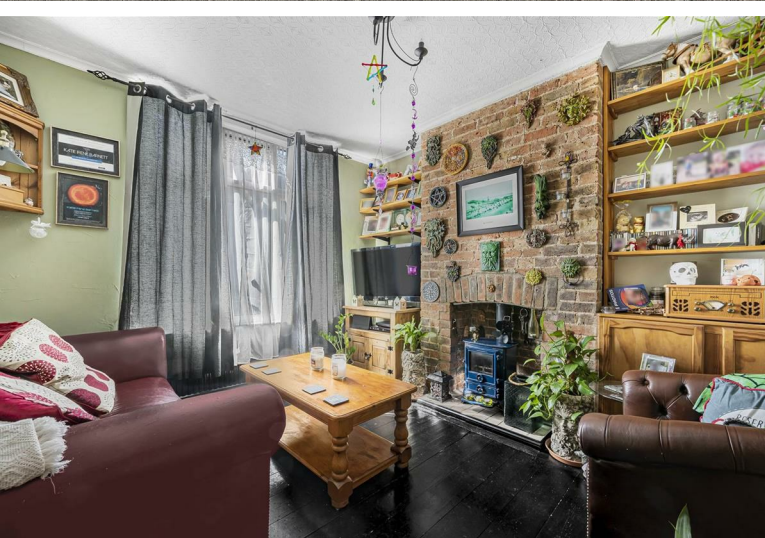


3  
BED

# A Three Bedroom End Of Terrace House

1, Lawes Avenue, Newhaven, BN9 9SA



Price £275,000

Freehold

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1 Lawes Av, BN9 9SA

Approximate Gross Internal Floor Area = 81.0 sq m / 873 sq ft

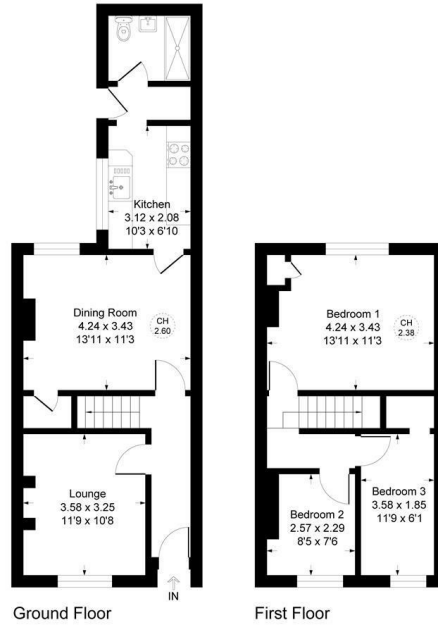


Illustration for identification purposes only, measurements are approximate, not to scale.

## inbrief...

Phillip Mann estate agents are delighted to offer for sale this three bedroom (previously two) end of terrace house located in Lawes Avenue. The property is in good condition throughout and an internal viewing is highly recommended.

A part glazed glazed entrance door gives access to the hallway where you have stripped floorboards and access to the downstairs accommodation.

The lounge is a lovely South facing room with a feature gas burner set into a exposed brick chimney. There is stripped floorboards and a window overlooking the front of the property. The dining room is further good size reception room with a feature fireplace, storage cupboard and a window overlooking the rear.

The kitchen is fitted with a range of wall and base units with incorporates a selection of cupboards and drawers. There is a sink unit set into worksurface and there is ample appliance space.

Completing the downstairs is a refitted shower room, with a large cubicle, wash hand basin and WC.

The first floor landing has loft access and access to the remainder of the accommodation. Bedroom one is a generous size room with a built in storage cupboard, stripped floorboards and a window over looks the rear. Bedrooms two and three both overlook the front and are both good sized.

Outside there is a level rear garden with a timber shed and rear access. The garden is wall and fence enclosed. Part of the garden area could be turned into off road parking if needed.



Energy Rating D

Council Tax Band B

moreinfo...



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