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BED

A Stunning Two Bedroom Period House

50, Lawes Avenue, Newhaven, BN9 9SB



Price £269,950

Freehold

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50 Lawes Av, BN9 9SB

Approximate Gross Internal Floor Area = 88.4 sq m / 952 sq ft

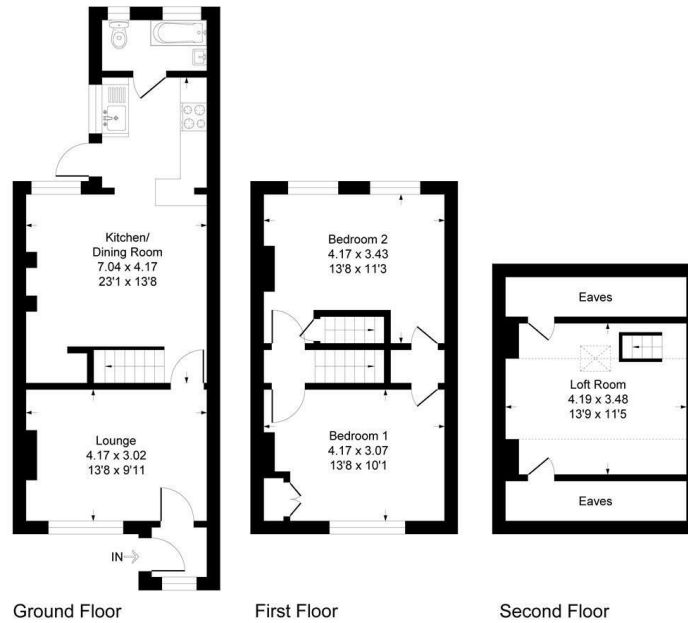


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

Phillip Mann estate agents are delighted to offer for sale this two bedroom period property located in Lawes Avenue. The property has been well maintained over the years of ownership and an internal viewing is highly recommended.

This Victorian mid-terrace property is accessed via a part-glazed entrance door, which leads into a handy entrance porch, and this in turn leads into the lounge, a delightful room, with its open fireplace, stripped wood flooring and large original sash-window.

From the lounge a doorway leads into the spacious dining room, where there is ample built-in storage space below the stairs, that lead up to the first floor. Again, there is stripped wood flooring and a large window, which floods the room with light and overlooks the rear garden.

The bespoke kitchen is a good-sized area with below-the-counter storage cupboards and a built-in ceramic sink unit. There is space for washer/dryer, gas cooker and fridge (with further space for a freezer in the alcove under the stairs in dining room). Leading off the kitchen is a refitted bathroom which has a bath with shower attachment, low level WC and wash hand basin.

Upstairs, bedroom one is a lovely-sized double with stripped floorboards, built-in storage space/wardrobe and a window which overlooks the garden. Bedroom two also benefits from stripped wood flooring, ample storage space and an original sash window that looks out to the front. Opening a 'secret' door and climbing the stairs to the second floor, one finds oneself in a good-sized loft room (currently used as a third bedroom). The eaves of this space provide further storage space and there are fantastic far-reaching views from its velux window.

There is a delightful good-sized rear garden with established trees and herbal plants, a timber shed and rear access, which, being enclosed by the original stone walls and fence panelling, provides privacy in an oasis of nature.



Energy Rating D

Council Tax Band B

moreinfo...



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