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BED

# Deceptively Spacious Family House with Views

23, Arundel Road, Newhaven, BN9 0ND



Price £425,000

Freehold

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## inbrief...

Phillip Mann estate agents are delighted to offer for sale this spacious and extremely versatile family house situated in a popular location on Mount Pleasant which enjoys superb views towards Newhaven and the English Channel. The property is deceptively spacious, has solar panels (owned outright) and viewings come highly recommended.

The property, which is split over three levels, has a spacious entrance hall which leads into a good sized, West facing lounge. The room offers superb views which only improve when stepping out onto the balcony which looks out over Newhaven towards Downland and The English Channel. The kitchen is fitted with a range of light fronted wall and base units which has a range of cupboards and drawers. There are spaces for dishwasher, cooker and fridge/freezer. There is a large storage cupboard, part tiled walls and door to the rear. Completing this level is a good size utility room which has space for washing machine and tumble dryer. There is a WC and door to the integral garage which has an electric door. The bright and airy first floor landing gives access to the bedrooms. Bedroom one overlooks the rear and features a large walk in wardrobes and stunning views. Bedrooms two, a double, and bedroom three overlook the front and have built in wardrobes. This level is finished off with a bathroom with a p shaped bath with electric shower over, low level WC and wash hand basin. The room is complete with part tiled walls, tiled flooring and a window to the rear. The lower landing has a large storage area and doors which lead to the remainder of the accommodation. The biggest of the rooms on this level is a generous size with a range of fitted units and patio doors giving access to the rear garden. The final bedroom is a further double and overlooks the rear. Completing the property is a family bathroom. This level could easily be used as separate living space. Outside there is a south facing garden with an area of lawn and flower beds.



Energy Rating C

Council Tax Band D

moreinfo...



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