

2
BED

Victorian Terrace with Off Road Parking

44, Lewes Road, Newhaven, BN9 9RY



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inbrief...

Phillip Mann estate agents are delighted to offer for sale this two bedroom Victorian House located close to Newhaven Town Centre. The property has been well maintained throughout it's years of ownership and viewings come highly recommended.

A part glazed door gives access to the entrance hall where there is access to the downstairs accommodation.

The property has maintained some original features and benefits from attractive double glazed sash windows throughout. The lounge is a good size room with has an original feature fireplace and a bay window overlooks the front. The dining room is a generous size with ample space for a dining table, storage cupboard and a serving hatch through to the kitchen. The kitchen has been refitted with a range of wall and base units which incorporates a selection of cupboards and drawers. There is a built in electric oven and hob with extractor above and a sink unit which is set into work-surface and space for all of the modern day appliances.

The first floor landing has a large area which is a perfect space for a desk as an area for working from home, access to loft space and the remainder of the accommodation. Bedroom one is a generous size double and has a bay window overlooking the front of the property. Bedroom two, again, a good size is carpeted and has a window to the rear. Completing the property is the family bathroom with is fitted with a paneled bath with shower over, low level WC and wash hand basin. This room is complete with tiled walls, airing cupboard with radiator and frosted window to the rear.

Outside there is a small lower patio with steps leading to an area of lawn and hard-standing to the rear for parking.

Lounge - 10'08 x 11'4
Dining Room - 11'06 x 8'08
Kitchen - 13'3 x 8'
Bedroom One - 14' x 11'05
Bedroom Two - 11'6 x 8'09



Energy Rating D

Council Tax Band B

moreinfo...

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