

3  
BED

# Immaculately Presented House with No Chain

40, The Rose Walk, Newhaven, BN9 9NJ



Price £349,950

Freehold

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## inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this immaculately presented three bedroom end of terrace property. The property has undergone complete renovation in it's years of ownership and viewings come highly recommended.

The property is accessed via part glazed door leading into entrance hall. The lounge is situated at the front of the property which is carpeted and has a feature fireplace with tiled hearth and brick surround. The kitchen/dining room has been tastefully refitted with a range of light fronted shaker style wall and base units incorporating a selection of cupboards and drawers with different storage elements. There is a space for a dishwasher, washing machine, fridge/freezer and range cooker with built in extractor above. A butler sink is set into oak worksurface and there is a breakfast bar with added storage. There is understairs storage, electronic velux windows with rain sensors, plenty of space for a dining set and windows and doors which overlook and afford access to the rear garden.

Stairs rise to the first floor landing providing access to the loft with drop down ladder and the remainder of the accommodation. Bedroom one is a generous size, carpeted and overlooks the front with distant countryside views. Bedroom two, again a good size double overlooks the rear. Bedroom three, a single overlooks the rear. The family bathroom completes the property fitted with panelled bath with mixer tap and shower attachment, vanity style wash basin, separate shower with rain shower. The walls are fully tiled and there is a frosted window to the front.

The delightful rear garden is a particular feature of this property, steps lead up to an area with well established trees and shrubs, there is an upper area of decking, timber shed and further potting shed. There is a pond and the garden is flint wall and fence enclosed.



Energy Rating D

Council Tax Band C

moreinfo...

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