

23 Rose Walk Close, BN9 9NL  
 Approximate Gross Internal Floor Area = 137.70 sq m / 1482 sq ft

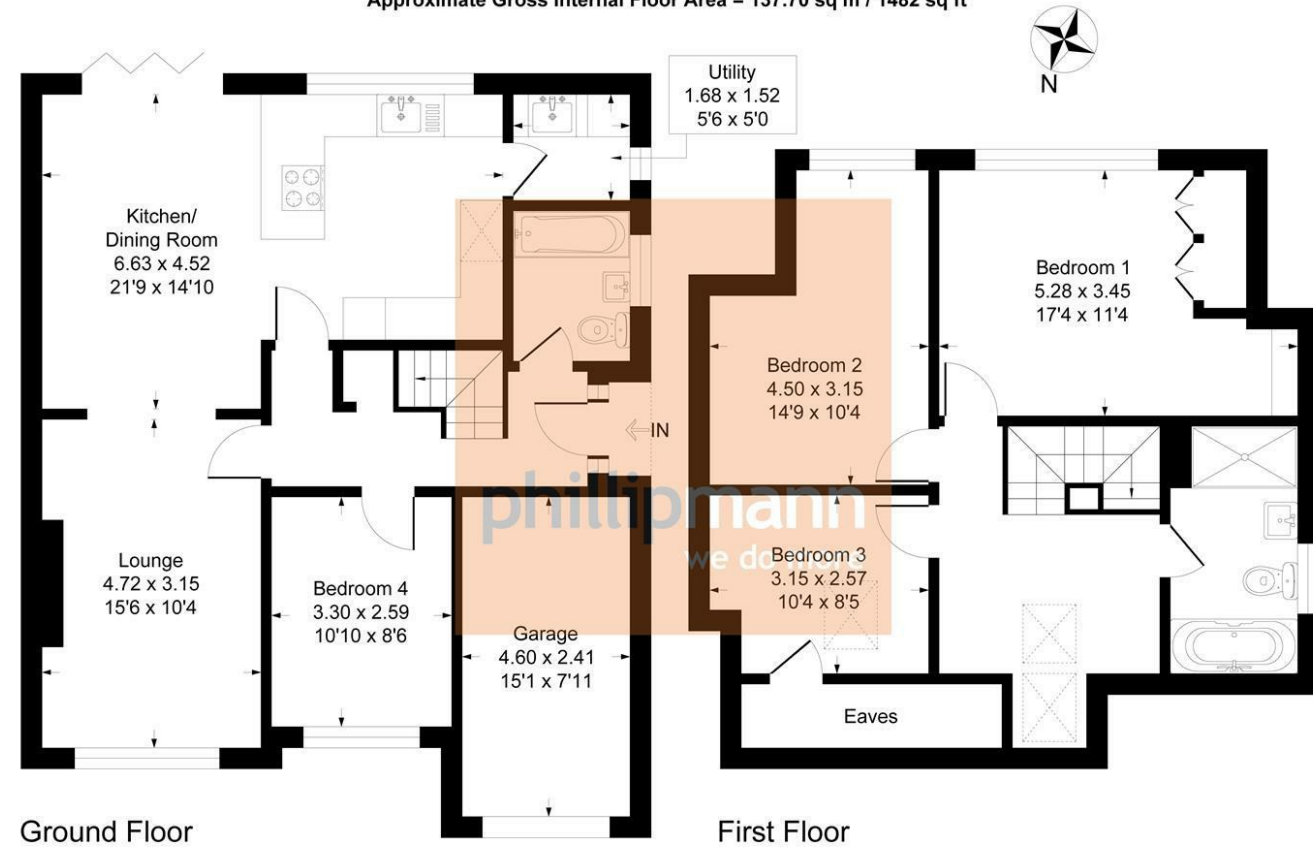


Illustration for identification purposes only, measurements are approximate, not to scale

## localknowledge...

Rose Walk Close is a quiet location with Countryside views. Mainline bus routes to Brighton and Eastbourne are just a few minutes away as is the local Sainsburys supermarket and Newhaven train station.

## moreinfo...

Phillip Mann Newhaven Office

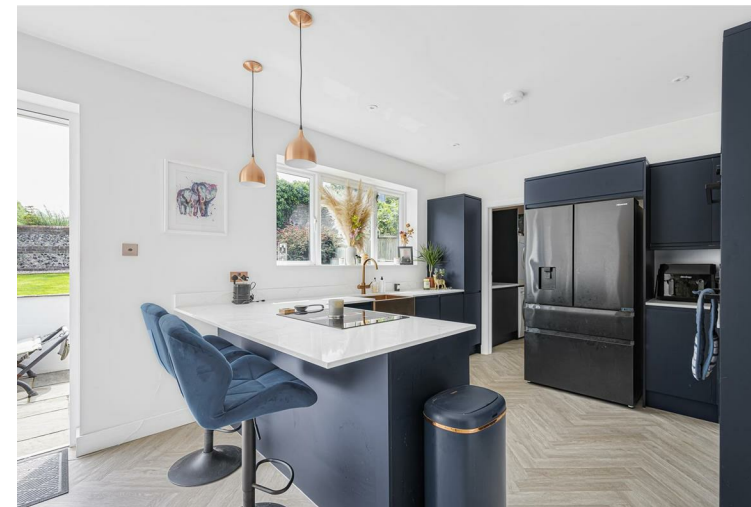
16 Bridge Street, Newhaven, BN9 9PJ  
 01273 517517

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BED

Stunning Chalet with Garage & Parking  
 23, Rose Walk Close, Newhaven, BN9 9NL



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in Seaford, Newhaven  
 and Peacehaven

Price £399,950

Freehold

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## inbrief...

A semi detached chalet located in a quiet close in Newhaven. The property has accommodation to include lounge, kitchen/diner, utility room, one ground floor bedroom, bathroom, three further bedrooms upstairs with family bathroom. Benefits include new boiler and full central heating system, re-wire throughout, double glazed windows and parking with garage.

<b>Style:</b>	Semi-Detached Chalet
<b>Bedrooms:</b>	4
<b>Reception rooms:</b>	2
<b>Area:</b>	1367.02 Sq ft/ 127 Sq m
<b>Outside:</b>	Landscaped Rear Garden
<b>Parking:</b>	Off Road Parking & Garage
<b>Energy rating:</b>	C
<b>Council Tax Band:</b>	C

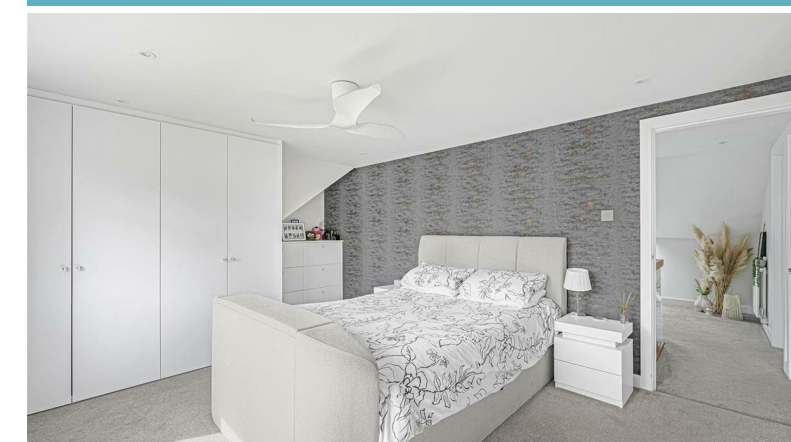
## moredetail...

Phillip Mann Estate Agents are delighted to offer for sale this stunning four bedroom semi detached chalet situated in a quiet close in Newhaven. The property has undergone renovations throughout the last couple of years and viewings come highly recommended.

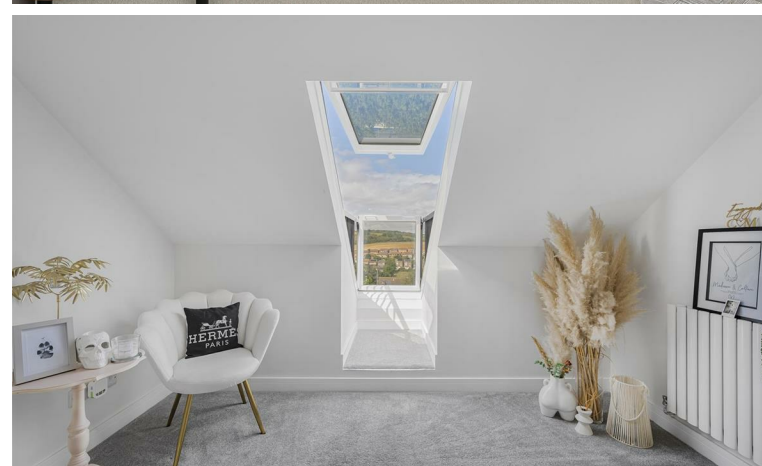
The property is accessed via part glazed entrance door leading into spacious entrance hall with built in storage. The lounge is a spacious room situated at the front of the property, there is laminate flooring and an opening leads through to the dining area. The kitchen/dining area is an excellent space, the kitchen has been refitted with dark matte wall and base units incorporating a selection of cupboards and drawers complemented by light quartz worktop. There are built in appliances to include slimline dishwasher, wine cooler, double oven including combi microwave and induction hob with downdraft extractor. There is a copper butler sink unit, space for an American fridge/freezer and windows overlooking the rear. A separate utility room has further appliance space and sink unit. The dining area has a breakfast bar, plenty of space for a dining set and bi fold doors leading to the garden. One bedroom is on the ground floor, is carpeted and overlooks the front. The ground floor bathroom is fitted with a panelled bath with shower over, low flush WC and vanity style wash basin. Stairs rise to the spacious landing which features a skylight balcony window and access to the rest of the accommodation. The main bedroom has built in wardrobes and storage, is carpeted and overlooks the rear. There are two further bedrooms, both good sizes and carpeted. The modern family bathroom features freestanding bath with built in TV, walk in shower, low flush WC and vanity wash basin. This room is fully tiled and has frosted window. Outside, the delightful rear garden has an area of patio with steps leading up to lawn, there is a flint wall to the rear. The front is arranged as off road parking and a garage with electric door.

## What the owner says...

We have truly loved our renovation and the space we have created at the property and hope the new owners enjoy the space it offers.



For further information or to arrange a viewing please contact our Newhaven branch on 01273 517517.



## Bear in mind...

The property has undergone full renovation including new central heating system, re wire and viewings come highly recommended!