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BED

Stunning Two Bedroom House With Garage

17, Brazen Close, Newhaven, BN9 9XZ

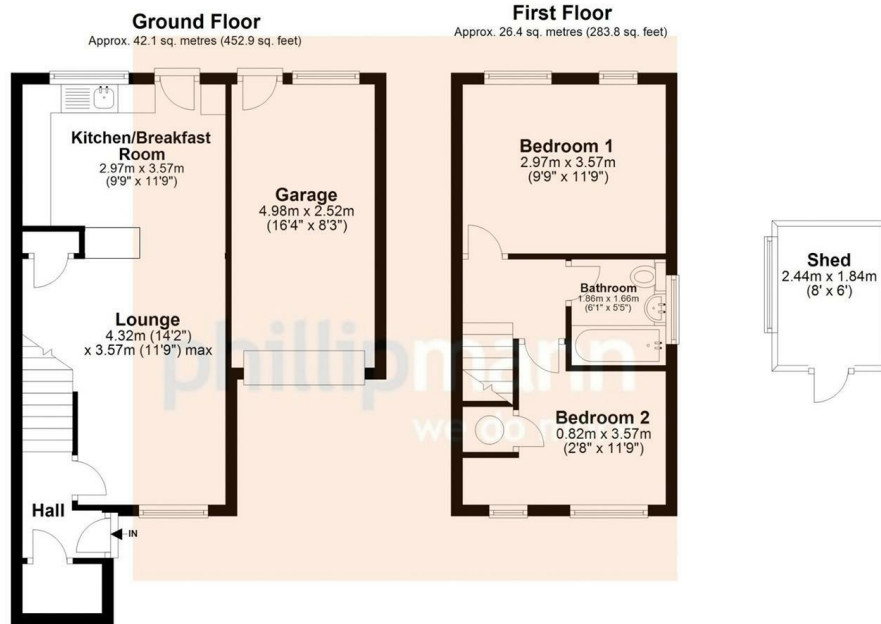


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Total area: approx. 68.4 sq. metres (736.7 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.

inbrief...

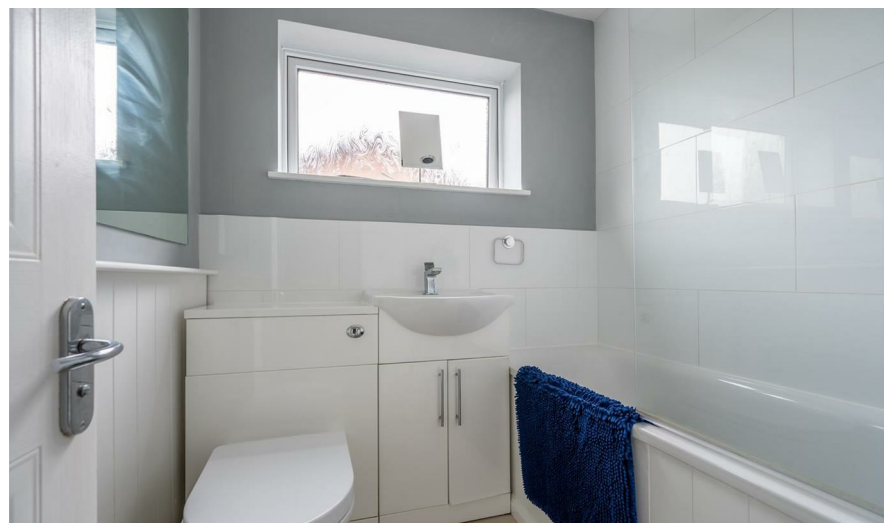
Phillip Mann Estate Agents are pleased to offer for sale this extremely well presented two bedroom semi-detached house situated in a much sought after location in a popular close on the edge of Newhaven. The property has been well looked after and is decorated in a modern way throughout.

The property is accessed via a double glazed door leading into an entrance hall, which has a large built in cupboard and access to the downstairs accommodation. The open plan kitchen/lounge is an absolutely stunning bright room which runs the whole length of the house. The kitchen area (fitted in 2024) is a fitted with an excellent range of cupboards and drawers and has been newly plastered. There is a built in sink unit which is set into the worktop. There are built in appliances including cooker, a hob and dishwasher. There are spaces for a fridge/freezer and a washing machine. The room is complete with breakfast bar, a wall mounted boiler (replaced 2024), luxury vinyl flooring and a window overlooks the rear garden. The lounge area overlooks the front with newly fitted carpets and built in storage.

The first floor landing gives loft access and access to the remainder of the accommodation. The master bedroom is a generous size with plenty of space for a double bed and wardrobes. A window overlooks the rear garden with distant views. Bedroom two is a further double and overlooks the front. Completing the inside is a tastefully fitted bathroom with a panelled bath with glass shower screen, a low level WC and wash hand basin with storage below. The room has part tiled walls, tiled floor and a window overlooking the side.

Outside, there is a good sized rear garden which is laid to lawn with an upper patio area. The bottom of the garden is a secluded decked area with a pergola and a timber shed. The garden is enclosed by timber fencing.

The front is open plan with shingled edging, off road parking and access to a garage.



Council Tax Band C

Energy Rating C

moreinfo...



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