

4
BED

Spacious Semi-Detached House - No Chain

37, Valley Road, Newhaven, BN9 9XB



Price £320,000

Freehold

phillipmann
we do more

www.phillipmann.com

37 Valley Road, BN9 9XB

Approximate Gross Internal Floor Area = 124.64 sq m / 1342 sq ft



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

inbrief...

Phillip Mann estate agents are delighted to offer for sale this three/four bedroom semi-detached house located in Valley Road. The property is being sold with no ongoing chain and an internal viewing in highly recommended.

A part glazed entrance door gives access to the entrance hall where there is wood flooring, understairs storage and doors which lead to the downstairs accommodation.

The lounge/diner is a generous size room which run across the back of the property, there is a feature fireplace, ample space for a dining table and patio doors which lead to the rear garden.

The kitchen has been refitted with an excellent range of wall and base units which incorporates a selection of cupboards and drawers. There is a built in electric hob, cooker and fridge/freezer. There are spaces for washing machine, dishwasher and small table. A window completes the room which overlooks the front garden. There is a benefit of a ground floor bedroom which is a good size double and overlooks the front. Completing the downstairs is a cloakroom which has a low level WC and wash hand basin.

The first floor landing has a storage cupboard, loft access and doors which lead to the remainder of the accommodation. Bedroom one is a generous size room which has ample space for wardrobes and overlooks the rear. There is access to a ensuite shower room which has a shower cubicle, low level WC and wash hand basin. Bedroom two is a further double overlooking the front and there is a further single bedroom/study which overlooks the rear. Completing the inside is a family bathroom which is fitted with a paneled bath, low level WC and wash hand basin.

Outside there is a good size rear garden with patio area and steps leading to a good size lawn area. The front is arranged as open plan lawn with off road parking and access to a single garage.



Energy Rating D

Council Tax Band C

moreinfo...



Phillip Mann Newhaven Office
16 Bridge Street, Newhaven, BN9 9PJ
01273 517517

To see more details on this & all our homes go to www.phillipmann.com