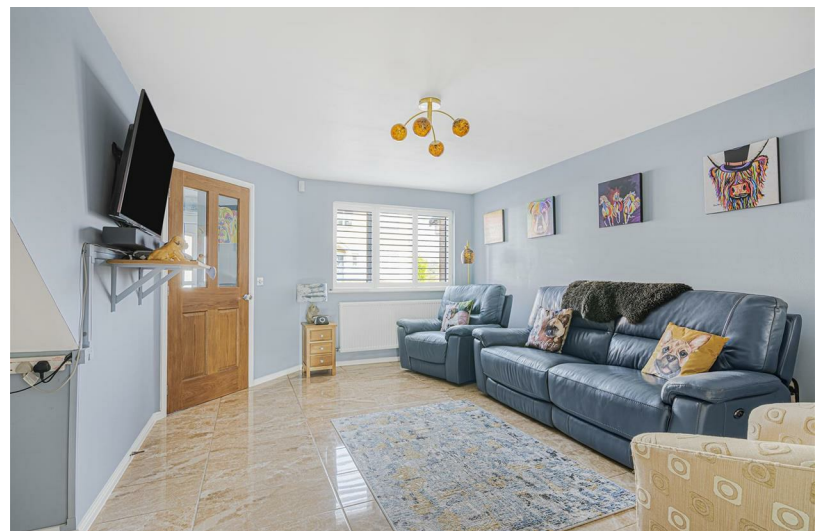


3  
BED

# Well Presented Semi Detached House

3, Hill Top Way, Newhaven, BN9 9TE



Price £349,950

Freehold

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3 Hill Top Way, BN9 9TE

Approximate Gross Internal Floor Area = 107.59 sq m / 1158 sq ft

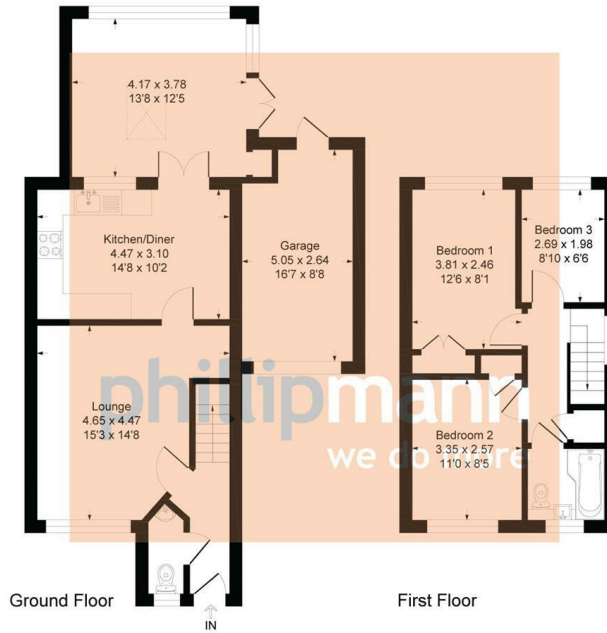


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this three bedroom semi detached house in a popular residential area in Newhaven. The property has been modernised throughout and benefits from gas central heating and double glazing.

The property is accessed via part glazed entrance door leading into entrance hall, there is a downstairs cloakroom fitted with low flush WC and wash hand basin. The spacious lounge has tiled flooring and windows overlooking the front of the property. The kitchen/dining room is fitted with a range of light wood fronted wall and base units incorporating a selection of cupboards and drawers. There is a built in electric oven and gas hob with extractor above and space for a washing machine, dishwasher and fridge/freezer. This room is complete with tiled floor and plenty of space for a dining set. Bifold doors lead through to the conservatory, this room is a generous size perfect for additional living space, there is tiled floor, gas fire and windows and doors overlooking and affording access to the rear garden.

Stairs rise to the first floor landing with loft access and a storage cupboard housing the combination boiler. Bedroom one is a good size double with built in wardrobes and windows overlooking the rear with stunning sea views. Bedroom two, again, a double, has a built in cupboard and overlooks the front. Bedroom three, a good size single overlooks the rear sharing the same view as the main bedroom. The modern family bathroom completes the accommodation and is fitted with L shaped bath with mixer tap and shower over, vanity style wash hand basin and low flush WC, there is a heated towel rail and frosted window to the front.

Outside, the delightful rear garden is an excellent space with an upper area of patio with open views towards the sea with steps leading down to an area of lawn. A door leads into the garage which has power and light and an electric roller door. The front has off road parking for several vehicles.



Energy Rating C

Council Tax Band C

moreinfo...

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



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