

54 Beresford Road, BN9 0LY
Approximate Gross Internal Floor Area = 163.9 sq m / 1765 sq ft

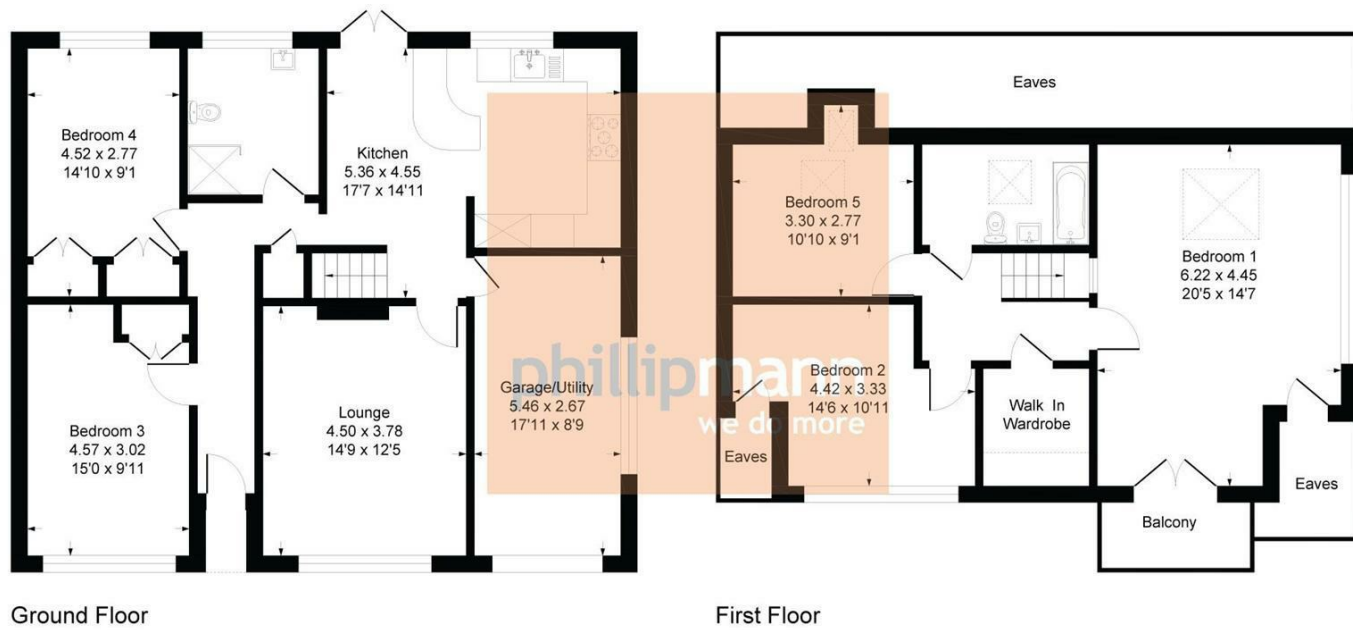


Illustration for identification purposes only, measurements are approximate, not to scale

localknowledge...

Beresford Road is located on Mount Pleasant. The South Downs National Park is just a few meters away and local schools are also within easy reach. 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

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Stunning Detached House With Views

54, Beresford Road, Newhaven, BN9 0LY



Price £489,950

Freehold

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inbrief...

A large detached house located in Beresford Road. The property has accommodation to include a kitchen/diner, lounge, two ground floor bedrooms along with shower room, three further bedrooms and bathroom. Benefits include gas fired central heating, double glazed windows, landscaped rear garden, garage and off road parking.

Style:	Detached House
Bedrooms:	Five
Reception rooms:	Two
Area:	1765 SQ FT / 163.95 SQ MT
Outside:	Stunning Landscaped Rear Garden
Parking:	Garage & Parking
Energy rating:	C
Council Tax Band:	E

moredetail...

Phillip Mann estate agents are delighted to offer for sale this stunning detached house located on Mount Pleasant. The property is in excellent condition throughout and an internal viewing is highly recommended.

A part glazed entrance door gives access to the entrance hall where you have Karndean flooring, understairs storage cupboard and doors which lead to the accommodation. The kitchen/diner is a stunning room and has a range of high gloss wall and base units which incorporates a selection of cupboards and drawers. There is a built in cooker, microwave, five ring gas hob which extractor above, dishwasher and space for large fridge/freezer. There is a good size curved breakfast bar along with ample space for a dining table. The room is complete with part tiled walls and a patio doors gives access to the rear garden. Located off the kitchen/breakfast room is a good size lounge which has a feature fireplace and windows overlooks the side and front. The ground floor also has two double bedrooms both with built in wardrobes and completing the downstairs is a stunning refitted shower room.

The first floor landing has a large walk in wardrobe and doors which lead to the remainder of the accommodation. Bedroom one is a lovely bright double aspect room which overlooks the front and rear and enjoys views over to Newhaven. Bedroom two also enjoys the views and is a further double room. The smallest of the bedrooms overlooks the rear garden. Completing the inside is a family bathroom with a p shaped bath, low level WC and wash hand basin.

Outside there landscaped rear garden which is a particular feature of the property. There is an excellent range of established trees, plants and shrubs. There are several lawn areas, decked area, a large summer house which overlooks a garden pond, a large greenhouse along with a vegetable patch.

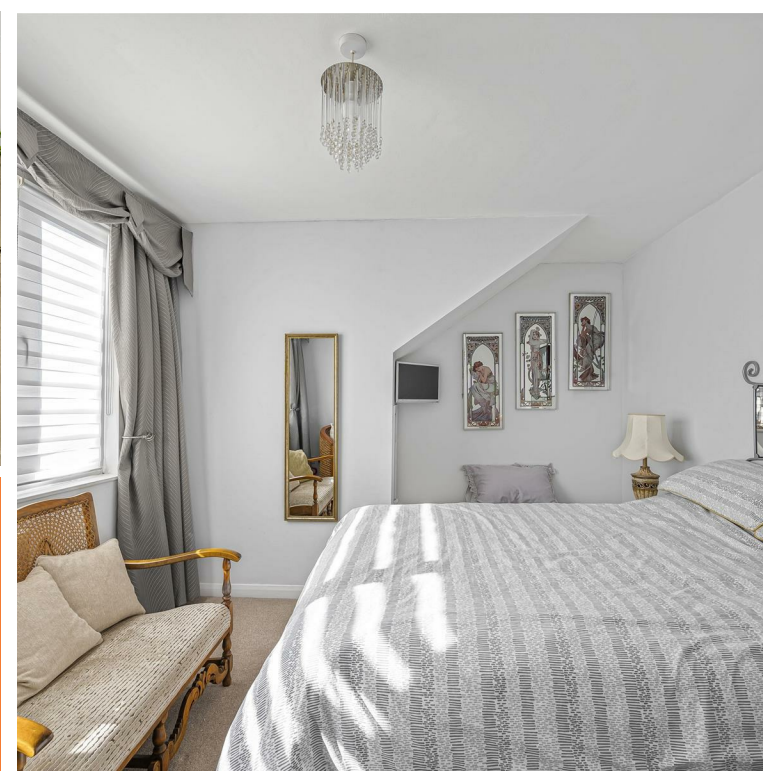
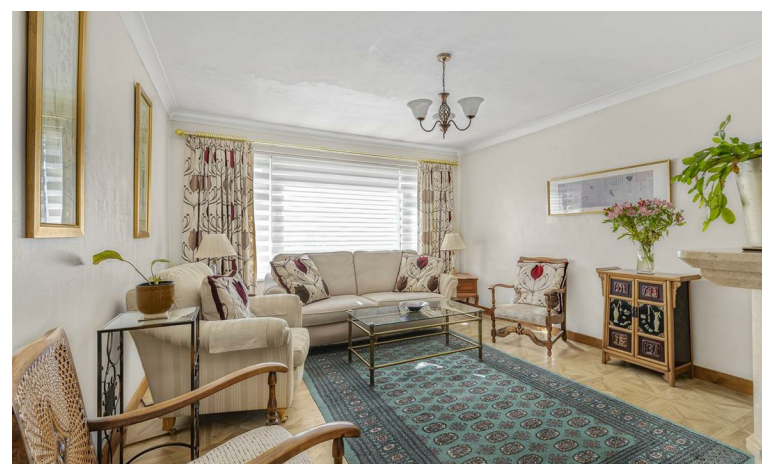
To the front there is off road parking and access to a single garage via up and over door along with an established front garden.

What the owner says...

We have loved living at the property and especially spending time in the garden. The views from the front we will particularly miss.



To arrange a viewing or find out more information about the property please contact the Newhaven office on 01273 517517.



Bear in mind...

There is an integral garage which could be converted into a room if the buyers needed more space.