

3  
BED

# Detached Bungalow with Garage & Parking

33, Second Avenue, Newhaven, BN9 9HP



Price £359,950

Freehold

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## inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this well presented three bedroom detached bungalow situated in a popular residential location in Newhaven. The property has benefits to include gas central heating, double glazing, off road parking and garage.

As you enter the property there is a spacious porch which has storage space and tiled flooring which runs through the entrance hall. The primary bedroom which is currently being used as a living room is an excellent size which has bay windows overlooking the front. Bedroom two, again a generous double, again overlooks the front. Bedroom three is a good size and overlooks the rear garden. The family bathroom is fitted with a panelled bath with mixer tap and shower over, vanity style wash basin and low flush WC, this room is fully tiled and has a small frosted window.

Moving through, the spacious kitchen is fitted with a range of gloss fronted wall and base units incorporating a selection of cupboards and drawers. There is space for all modern day appliances to include, fridge/freezer, washing machine, dishwasher and range cooker. A sink unit with mixer tap and macerator is set into worksurface and there is a window to the side. Doors lead through to the lounge, here there is laminate flooring and bi-fold doors leading to the conservatory. The conservatory is a lovely bright room which is a great space for a dining set, windows and doors overlook and afford access to the rear garden.

The spacious rear garden is mainly laid to lawn with vegetable patches, upper decked area and lower patio. A door gives access to the garage which also has an up and over door to the front. The front is arranged as off road parking and established shrubs.



Energy Rating D

Council Tax Band D

moreinfo...

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