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BED

# Deceptively Spacious Older Style House

52, Norman Road, Newhaven, BN9 9LJ



Price £300,000

Freehold

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## inbrief...

Phillip Mann estate agents are delighted to offer for sale this older style, end of terrace house situated close to Newhaven Town. The property benefits from gas central heating, double glazing and viewings are recommended.

This deceptively spacious property is accessed via a porch into the entrance hall. The spacious lounge/diner is a generous size, this light room has a double glazed window to the side and large floor to ceiling window to the rear. The kitchen has been refitted with a range of dark fronted wall and base units to include an integrated oven, microwave and electric hob with extractor above and has space for a washing machine, tumble dryer and fridge freezer. Stairs lead down from this room to a lower hallway with under stair storage and a large open plan living area which can be used as a third bedroom. There is plumbing and heating so that this space could quite easily be converted to provide a self contained annex. Double glazed French doors overlook and afford access to the rear garden. A wet room completes the lower floor and is fitted with a wall mounted shower and wash hand basin. There is a separate WC.

Moving through, stairs rise from the ground floor entrance hall to the first floor landing which has loft access. The main bedroom overlooks the front of the property and is a good sized double room with a range of fitted wardrobes. Bedroom two, another spacious double room overlooks the rear and has some views towards Downland and Seaford Head. A modern shower room completes the accommodation and is fitted with a shower cubicle, low flush toilet and wash hand basin. There is a double glazed frosted window and cupboard housing the boiler.

Outside, the rear garden is arranged for ease of maintenance and is timber fence and gate enclosed.



Energy Rating C

Council Tax Band C

moreinfo...



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