

3  
BED

# Older Style Three Bedroom Semi-Detached House

109, Brighton Road, Newhaven, BN99NP



Price £349,950

Freehold

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109 Brighton Rd, BN9 9NP

Approximate Gross Internal Floor Area = 97.1 sq m / 1046 sq ft

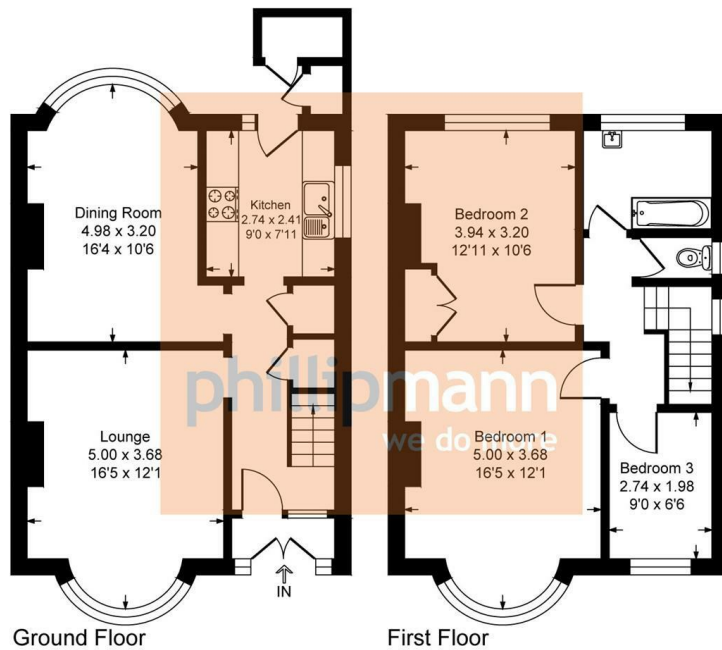


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

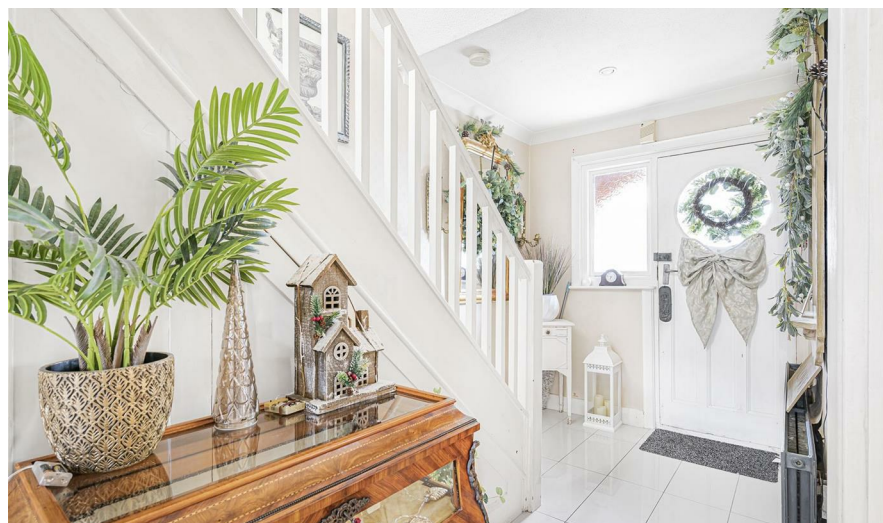
Phillip Mann estate agents are delighted to offer for sale this stunning 1930's semi-detached house located in an elevated position in Newhaven. The property has been well looked after throughout the years of ownership and offers delightful views over towards Piddinghoe and Lewes.

A handy entrance porch gives access to the entrance hall where there is a understairs storage cupboard, tiled flooring and doors which lead to the downstairs accommodation.

The lounge is a delightful room with a feature gas fire set into marble surround, laminate flooring and a bay window overlooks the front enjoying a open view towards Lewes. There is a separate good size dining room which has a bay window overlooking the rear garden. Completing the downstairs is a refitted kitchen with a range of wall and base units which incorporates a selection of cupboards and drawers. A ceramic sink unit is set into solid work surface and there is a space for a cooker and appliances. Completing the room is a cupboard housing the boiler, part tiled walls and a door gives access to the rear garden.

The first floor landing has loft access, window to the side and doors which lead to the remainder of the accommodation. Bedroom one is a generous size with ample space for wardrobes and a bay window overlooks the front with stunning open views. Bedroom two overlooks the rear garden and again is a good size double. Bedroom three is a single which overlooks the front. The bathroom has a fitted bath with shower attachment and wash hand basin. Completing the inside is a separate WC.

Outside there is a landscaped rear garden with a lower patio area with steps leading to lawn area with flower beds. Further steps lead to an upper decked area and access to the rear along with off road parking. The garden is complete with two brick storage cupboards and the garden is fence enclosed.



Council Tax Band D

Energy Rating D

moreinfo...



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