

3
BED

Three Bedroom House With Parking - No Chain

10, Union Close, Newhaven, BN9 9LZ



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inbrief...

Phillip Mann estate agents are pleased to offer for sale this modern three bedroom family house. The property is in excellent condition throughout and benefits from double glazed windows, gas central heating, underfloor heating and parking.

The property is accessed via a part glazed entrance door which leads onto the entrance hall. There is wood flooring, built in understairs storage and access to the downstairs accommodation.

The kitchen/breakfast room is fitted with an excellent range of white fronted wall and base units which incorporates a selection of cupboards and drawers. There is a built in four ring gas hob with filter above, electric oven and spaces for washing machine and fridge/freezer. The room is finished off with wood flooring, space for breakfast table and a window overlooking the front.

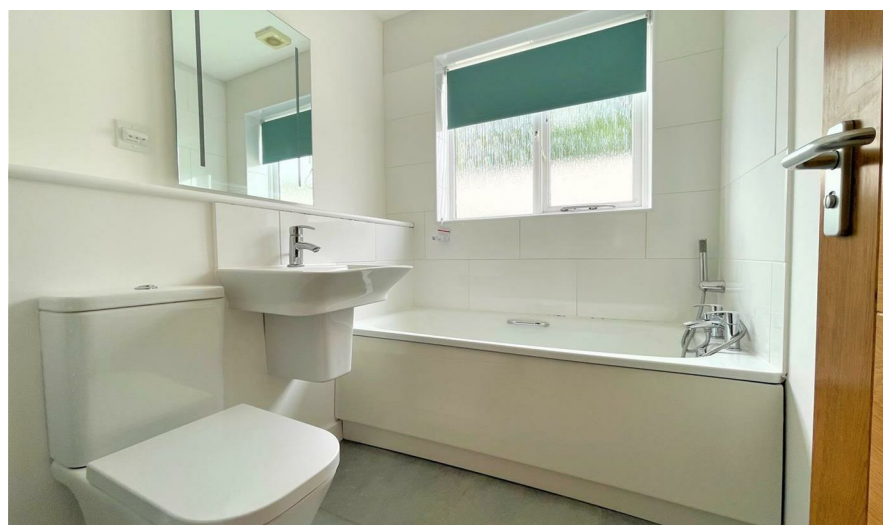
The lounge is located at the rear of the property, this room has continuation of the wood flooring, inset downlights and access to the rear patio.

Completing the downstairs is a cloakroom fitted with low level WC and wash hand basin.

The first floor has a built in storage cupboard and doors which lead to the remainder of the accommodation. The master bedroom has a range of built in mirror fronted wardrobes and a window overlooks the front. A door gives access to an ensuite which has a large shower cubicle, low level WC and wash hand basin. The second bedroom is a good size double which overlooks the rear. Bedroom three is a single which also overlooks the rear. The family bathroom is fitted with a paneled bath, low level WC and wash hand basin. The room is fully tiled and a window overlooks the front.

Outside there is a small patio with glass balustrade. and there is also the added bonus of a parking space to the rear.

Kitchen/Breakfast Room 12'4 x 10'3
Lounge/Diner 17'5 x 12'5
Bedroom One 10'1 x 9'8
Bedroom Two 10'9 x 10'1
Bedroom Three 7'5 x 7'1



Energy Rating B
Council Tax Band C

moreinfo...

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