

4
BED

A Edwardian House In Excellent Condition
66, Fort Road, Newhaven, BN9 9EJ



localknowledge...

The property is located in a popular residential area and is within a short walking distance to local bus stops, shops and train station.

moreinfo...

Phillip Mann Newhaven Office

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inbrief...

A four bedroom Edwardian house which has been refurbished throughout. The accommodation includes a lounge, dining room, refitted kitchen, utility room, downstairs shower room, four bedrooms and family bathroom. Outside there is a landscaped rear garden which is arranged over several levels.

Style:	Edwardian House
Bedrooms:	4
Reception rooms:	2
Area:	1444.50 Sq ft / 134.19 Sq m
Outside:	Landscaped Rear Garden
Parking:	On Street
Energy rating:	D
Council Tax Band:	D

moredetail...

Phillip Mann estate agents are delighted to offer for sale this stunning Edwardian house located in a popular location in Newhaven. The property has been in the same family since the 1990's and has been much improved over the years of ownership.

A part glazed entrance door gives access to the entrance hall where there is floorboards, understairs storage and doors which lead to the downstairs accommodation. The lounge is a lovely size room which has a feature fireplace and a bay window overlooks the front. A separate dining room is another generous room which again has a feature fireplace with a window overlooking the rear. The kitchen has been tastefully refitted with a range of fitted cupboards. A double butler sink unit is set into solid wood surfaces and there is a space for a range style cooker. The room is complete with stripped floorboards and a window overlooks the side of the property. There is a good size utility room which is off the kitchen and has access to a lovely shower room and a large cupboard has space for a washing machine.


The first floor landing has access to the loft space and doors lead to the remainder of the accommodation. The master bedroom is a lovely size room with a built in cupboard, feature fireplace and a bay window overlooks the front. Bedroom two is a further double again with a feature fireplace, ample space for a wardrobe and a window overlooks the rear. Bedroom three overlooks the rear and has a built in wardrobe and a space for double bed. Bedroom four is a single and overlooks the front. Completing the inside is a stunning family bathroom which has been tastefully refitted.

Outside there is a landscaped rear garden which is arranged as different levels including a lower patio area, large area of artificial grass and upper patio area. There is the potential to create off road parking if needed with access via a rear lane.

What the owner says...

We have enjoyed living at the property and will miss the size that the house offers





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25
YEARS

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



Bear in mind...

The property has been fully refurbished to a high standard throughout in recent years. The size of the rooms are a generous throughout.