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BED

Spacious Semi-Detached House with Views  
 83, Wellington Road, Newhaven, BN9 0RJ



localknowledge...

Wellington Road is located in the heart of Denton Village. The South Downs National Park is just a few meters away and local schools are also within easy reach. Mainline bus routes to Brighton and Eastbourne are just a few minutes away as is the local Sainsburys supermarket and Newhaven train station.

moreinfo...

Phillip Mann Newhaven Office

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## inbrief...

A semi detached house located in Denton Village. The property has accommodation to include open plan living/dining area, kitchen, conservatory, downstairs cloakroom, four bedrooms, family bathroom and seperate shower. Benefits include gas fired central heating, double glazed windows, landscaped rear garden and ample off road parking.

<b>Style:</b>	Semi Detached House
<b>Bedrooms:</b>	4
<b>Reception rooms:</b>	2
<b>Area:</b>	1517 Sq ft/ 140.90 Sq m
<b>Outside:</b>	Landscaped Rear Garden
<b>Parking:</b>	Ample Off Road Parking
<b>Energy rating:</b>	C
<b>Council Tax Band:</b>	D

## moredetail...

Phillip Mann Estate Agents are delighted to offer for sale this extremely spacious semi-detached property situated in a popular location in Denton. The property has stunning farmland views to the rear and viewings come highly recommended.

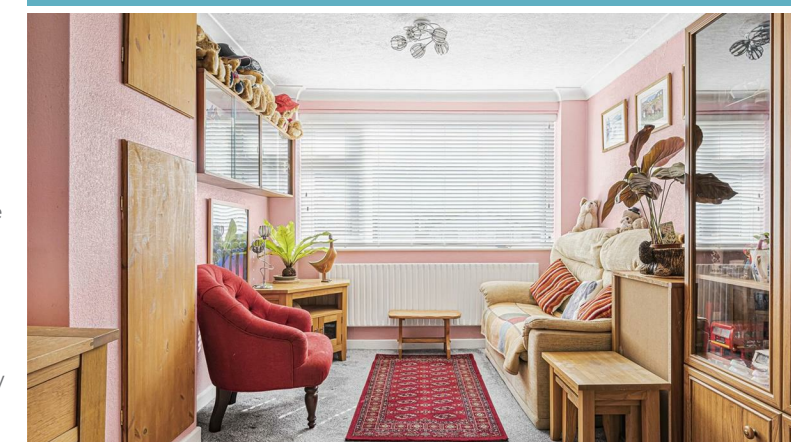
The property is accessed via part glazed entrance door leading into the entrance hall. The refitted kitchen features grey shaker style wall and base units incorporating a selection of cupboards and drawers. There is a built in double oven, electric hob with extractor above and space for a dishwasher, washing machine, tumble dryer and American style fridge/freezer. A sink unit is set into modern worksurface and a window overlooks the front and door gives access to the side. The open plan living/dining space is a generous size room which has a gas feature woodburner, is carpeted and has plenty of space for dining set. A window overlooks the rear with open views and doors give access to the conservatory. This room has laminate flooring and doors leading to the rear garden. Completing the ground floor is a seperate cloakroom with WC.

Stairs rise to the first floor landing providing access to the loft. The main bedroom is a good size with built in wardrobes and overlooks the rear with farmland views. Bedroom two, a double, has built in wardrobes and shares the same view as the main. Bedroom three, is carpeted and overlooks the front. Bedroom four, a single, overlooks the front. The family bathroom is fitted with a panelled bath with mixer tap and shower attachment, vanity style wash basin and low flush WC. This room is complete with frosted window to the front. A seperate shower completes the upstairs with modern fully tiled shower.

Outside, the rear garden is a lovely feature to the property which is mainly laid to patio and lawn with flower and shrub borders. There is a timber shed, summerhouse, greenhouse and a rear access gate with direct access to field walks. The front is arranged as off road parking.

## What the owner says...

We will particularly miss the countryside views and space our home has to offer and not forgetting the walks across the downs!



For further information or to arrange a viewing please contact the Newhaven branch on 01273 517517



## Bear in mind...

The property offers excellent size accommodation throughout and backs onto open fields.