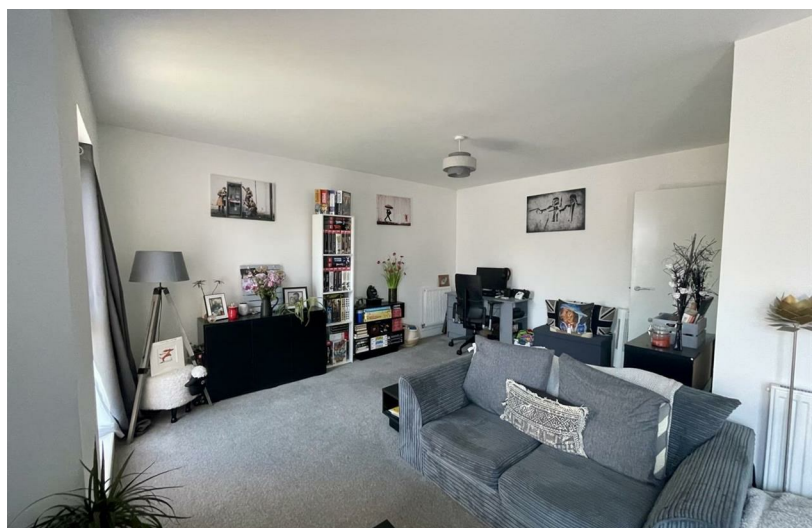


4

BED

A Modern Spacious 4 Bedroom House With Garage

7, Grays Crescent, Newhaven, BN9 9FE



Offers Over £415,000

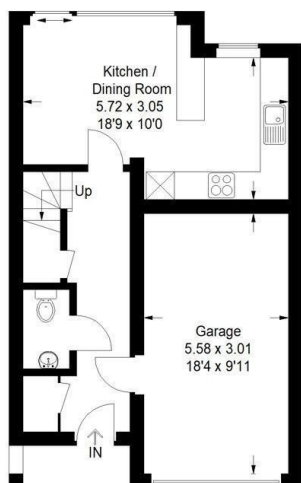
Freehold

phillipmann
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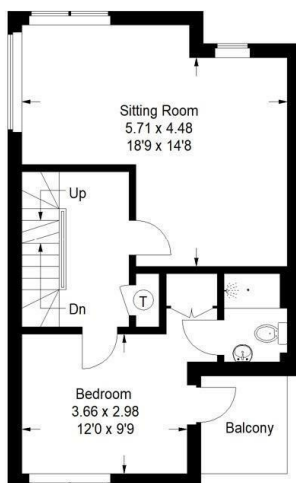
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The Aylesbury

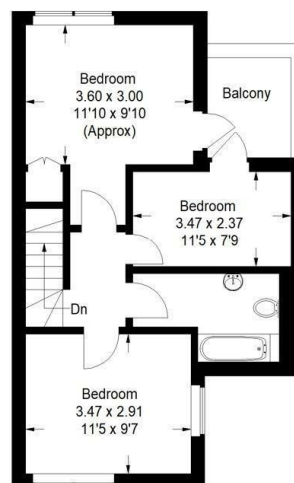
Approximate Gross Internal Area (Including Garage)
124.3 sq m / 1338 sq ft
Garage = 17.5 sq m / 188 sq ft
Total = 141.8 sq m / 1526 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2019

inbrief...

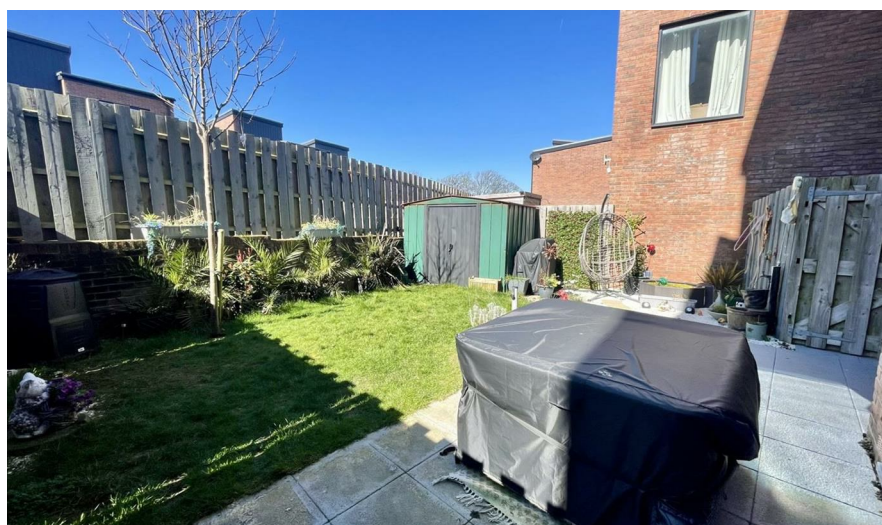
Phillip Mann estate agents are delighted to offer for sale this stunning four bedroom semi-detached house locating on a modern development in Newhaven. The property offers great sized accommodation throughout and an internal viewing comes highly recommended.

A part glazed door gives access to the entrance hall where there is are two storage cupboards and a downstairs cloakroom. There is a good size kitchen/breakfast room which has a range of wall mounted wall and base units. There is a built in sink unit which is set into worktop as well as a built in gas hob, oven, fridge/freezer and dishwasher. The room is complete with wood flooring, breakfast bar and patio doors lead onto the rear garden.

The first floor landing has a storage cupboard and doors which lead to this floors accommodation. The lounge/diner is a lovely size room with has a space for a large table and windows which overlooks the front of the property. The master bedroom is on this level which has a built in wardrobe and a window overlooks the front. This room also benefits from a balcony and an ensuite shower room.

The top floor has access to the remainder of the accommodation. Bedroom two is a good size double which overlooks the rear and shares a balcony with bedroom four, which is a good size double. Bedroom three overlooks the front and has a lovely view across Newhaven and The South Downs. Completing the inside is a family bathroom which is fitted with a paneled bath, low level WC and wash hand basin.

Outside there is a good size rear garden which has a large patio and an area of lawn. There are flower borders, side access and the garden is fence enclosed. The front has off road parking for several vehicles and access to an integral garage with an EV charger.



Energy Rating B

Council Tax Band E

moreinfo...



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To see more details on this & all our homes go to
www.phillipmann.com