



Total area: approx. 116.3 sq. metres (1252.0 sq. feet)  
This floor plan is for illustrative purposes only. All measurements are approximate.

## localknowledge...

Ringmer Road is located in a semi-Rural position on the edge of Newhaven. The property is within easy walking distance to primary & secondary schools and bus routes to Eastbourne, Seaford and Brighton. Newhaven Train Station is located within 1 mile which provides a regular service to Lewes, Brighton and connections to London.

## moreinfo...

Phillip Mann Newhaven Office

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BED**

**Three Bedroom House With Large Garden**  
Fairoak, Ringmer Road, Newhaven, BN9 9TN



**Price £475,000**

Freehold

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inbrief...

A stunning three bedroom semi detached property in a quiet semi rural location comprising of modern kitchen, open plan living/dining room, conservatory, three bedrooms, family bathroom, loft room, rear and side gardens with side access and additional plot of land.

|                   |                            |
|-------------------|----------------------------|
| Style:            | Semi-Detached House        |
| Bedrooms:         | Three                      |
| Reception rooms:  | Two                        |
| Area:             | 1252 SQ FT                 |
| Outside:          | Stunning Large Rear Garden |
| Parking:          | Off Road Parking           |
| Energy rating:    | C                          |
| Council Tax Band: | D                          |

moredetail...

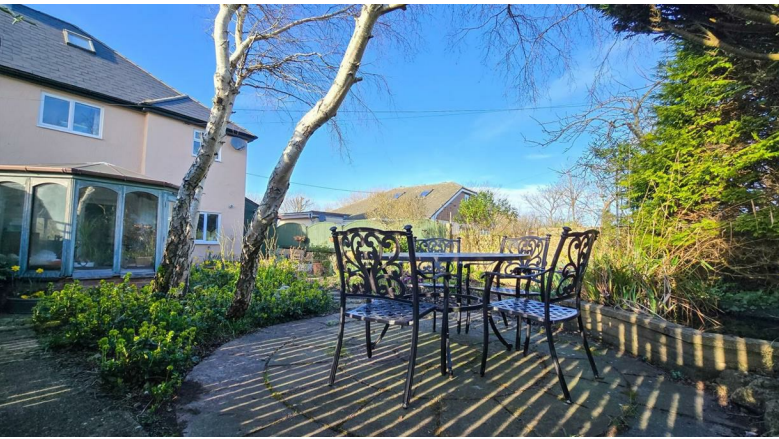
Phillip Mann estate agents are delighted to offer for sale this stunning three bedroom semi-detached house located in a semi-rural position on the edge of Newhaven. The property has had extensive work carried out since ownership.

A part glazed entrance door gives access to a welcoming large entrance hall where there is understairs storage cupboard, wood flooring and doors which leads to the downstairs accommodation. The lounge/diner is a lovely bright room with a feature wood burner and a feature fireplace. There is ample space for a dining table, the continuation of the wood flooring and a window overlooks the front of the property. A South facing conservatory leads off this room and is a generous size which overlooks the rear garden. Completing the downstairs is a refitted kitchen which has a range of cupboards and drawers. There is a sink unit which is set into quartz worktops and there are built in appliances to include fridge, freezer and dishwasher.

The first floor landing has a access to a usable loft space which has a Velux window and a doors which lead to the remainder of the accommodation. Bedroom one is a generous size double with a feature fireplace, built in wardrobes and a window overlooking the front enjoying open views. Bedroom two is again a good size double with a feature fireplace and a window overlooking the rear. Bedroom three is a single overlooking the front. Completing the inside is a family bathroom which is fitted with a paneled bath with shower attachment, shower cubicle with Shower, low level WC, wash hand basin.and underfloor heating.

Outside there is a stunning rear garden which is a particular feature of this house. The established garden has several seating areas, trees, shrubs and plants. There is a garden pond, side access/storage, rear access onto The Highway and a large workshop 9m x 6m (in need of attention). Opposite the house there is a parcel of land measuring approx 25' wide x 100' deep which is part of the sale

What the owner says...  
We will dearly miss the house and have enjoyed our time here. The views are breathtaking over the golf course and National Park. The garden is absolutely stunning in the summer.





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 an extra piece of land opposite the house which would be ideal for an extra garden/allotment