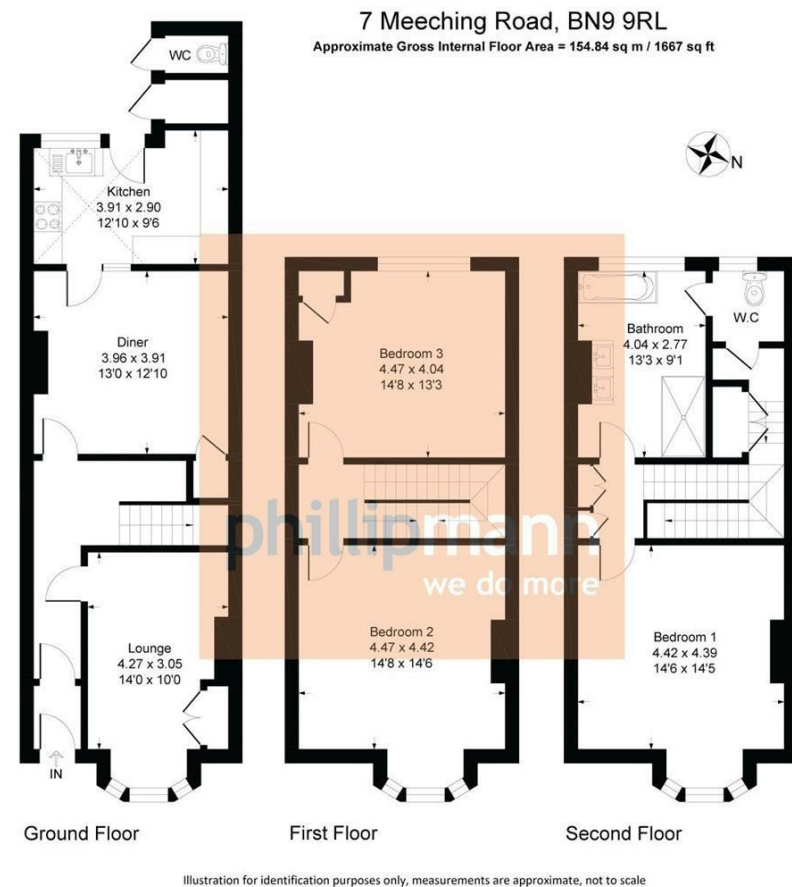




3
BED

Unique Three Bedroom Victorian Terrace

7, Meeching Road, Newhaven, BN9 9RL



localknowledge...

Meeching Road is full of history formally being known as 'Piano Street' due to its expensive nature and artistic history. The property is within walking distance to 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

16 Bridge Street, Newhaven, BN9 9PJ
01273 517517

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inbrief...

A stunning Victorian three bedroom terraced property situated in a popular residential street in Newhaven. The property comprises of lounge, dining room, kitchen, three bedrooms, family bathroom, rear gardens with off road parking at rear.

Style:	Terraced House
Bedrooms:	Three
Reception rooms:	Two
Area:	1667 SQ FT
Outside:	Delightful Rear Garden
Parking:	Off Road Parking at Rear
Energy rating:	C
Council Tax Band:	C

moredetail...

Phillip Mann Estate Agents are delighted to offer for sale this unique Victorian terraced property situated in a popular residential street in Newhaven. The property was once a former pub named 'Phoenix Arms' and boasts character and period features and must be viewed to truly appreciate what this property has to offer. The property benefits from being re-wired, new boiler (13 year guarantee), sound proofing and new roof still under guarantee. The part glazed entrance door gives access to the spacious entrance hall which has original floor tiles and access to the ground floor accommodation. The lounge is situated at the front of the property and features stripped floorboards, working fireplace and bay window. The dining room is a spacious room with concrete floors and large downstairs storage. A door leads to the kitchen which is fitted with a range of wall and base units incorporating a selection of cupboards and drawers and there is a built in electric oven and five ring gas hob and space for washing machine, fridge and freezer. A window overlooks the rear and door gives access to the garden. Stairs rise to first floor landing giving access to two of the bedrooms. Bedroom three is a double which has a cupboard housing the boiler, is soundproofed, has a feature fireplace and a window overlooking the rear. Bedroom two features stripped floorboards, fireplace with marble surround and bay window to the front. Stairs rise again to the top floor which has loft access. The main bedroom is a sizeable room which features stripped floorboards, feature fireplace and bay window to the front with distant downland views. The dual entry bathroom is accessed via steps leading up to the WC. This room is fitted with panelled bath, large walk in shower and double sink unit. The room is complete with tiled walls and floor. The delightful rear garden is mainly laid to patio with flower borders, a pergola with seating area doubling as parking. There is also an outside WC and storage.

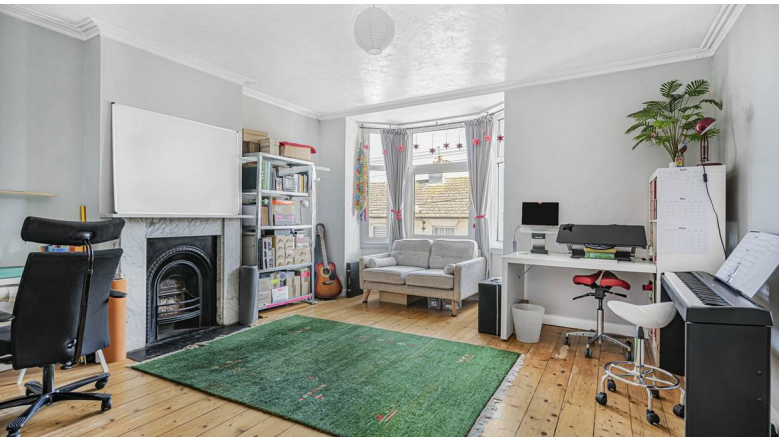
What the owner says...

This home has perfectly served our needs as a place of work, entertaining and living for nearly ten years. Fantastically close to local amenities and countryside walks, a day in London via train or weekend in France via ferry. It's a versatile home packed with history, solid, secure, and waiting for you to make it yours.





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



Bear in mind...
The property offers excellent sized accommodation throughout and must be viewed to truly appreciate what it has to offer!