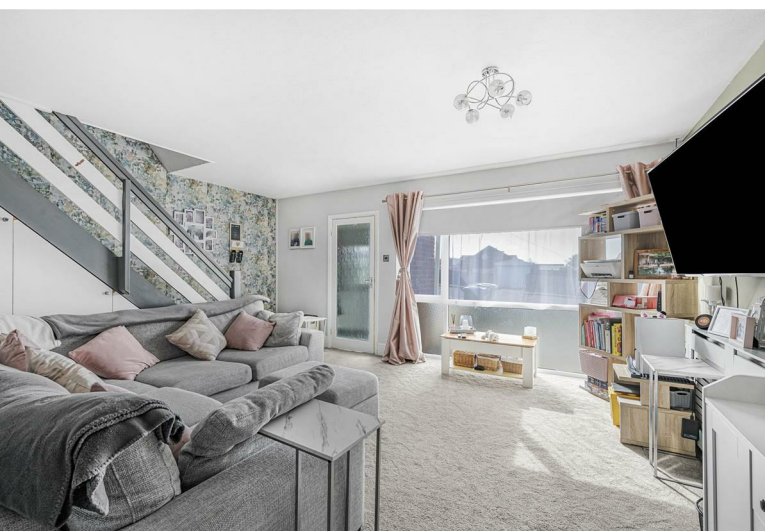


3  
BED

# Spacious Family House With Large Garden & Parking

46, Kings Avenue, Newhaven, BN9 0NA



Price £365,000

Freehold

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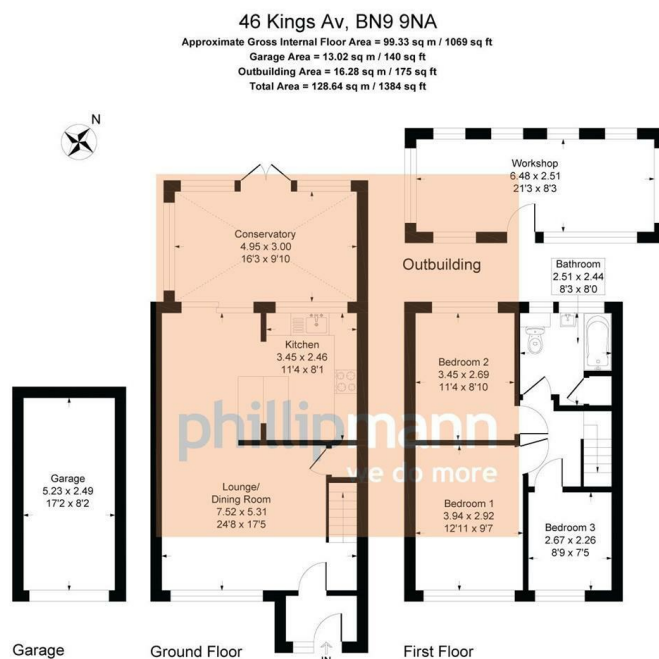


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Phillip Mann estate agents are delighted to offer for sale this spacious family house located on Mount Pleasant. The property has been much improved over the years of ownerships and an internal viewing is recommended.

A part glazed door gives access to a handy large entrance porch which leads into the lounge/diner. This is a lovely bright room with understairs storage, space for dining table and a large window overlooks the front. The kitchen has an excellent range of wall and base units which incorporates a selection of cupboards and drawers. There is a built in sink unit along with a gas hob and oven. There is space for a washing machine and a window overlooks the rear. Completing the downstairs is a large conservatory which overlooks the rear garden.

The first floor landing has loft access and doors leading to the remainder of the accommodation. The master bedroom has space for wardrobes and a window which overlooks the front of the property. Bedroom two is a further double with space for wardrobes and overlooks the rear. Bedroom three is a good size single and overlooks the front. Completing the inside is a refitted family bathroom with a fitted bath with shower over, low level WC and wash hand basin. The room is fully tiled, has a built in storage cupboard and a window to the rear.

Outside there is a generous low maintenance rear garden which is fence enclosed. There is access to a large (21'3" x 8'3") workshop which has power and light.

The front has off road parking and there is a single garage to the rear.



Energy Rating D

Council Tax Band C

moreinfo...



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