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BED

# Deceptively Spacious Chalet with No Chain

48, Valley Close, Newhaven, BN9 9XS



Price £379,950

Freehold

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## 48 Valley Close, BN9 9XS

Approximate Gross Internal Floor Area = 151.12 sq m / 1627 sq ft

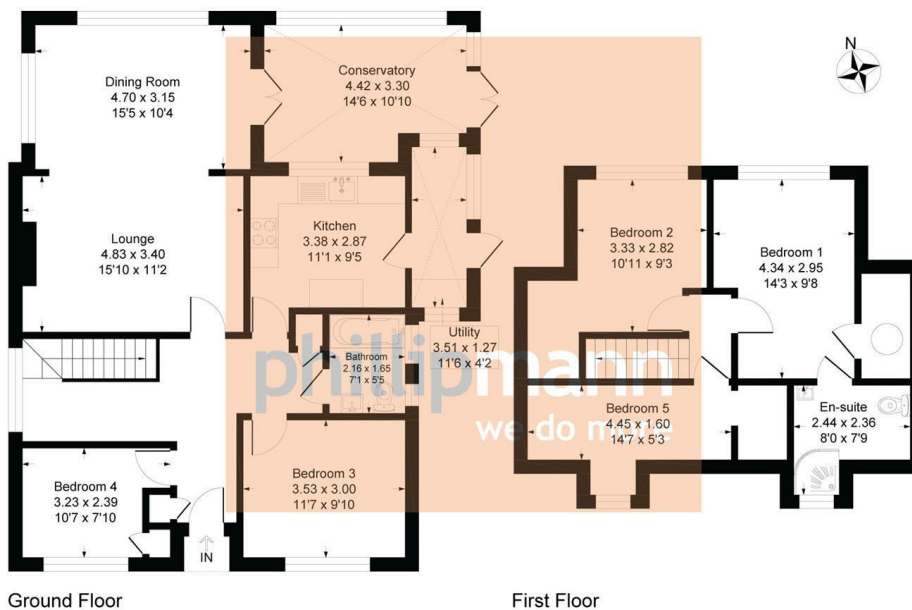


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this deceptively spacious detached chalet situated in a quiet close in Newhaven Valley. This property benefits from gas central heating, double glazing and is being sold with NO ONGOING CHAIN.

The property is accessed via part glazed door leading into spacious entrance hall. The kitchen is fitted with a range of wood fronted wall and base units incorporating a selection of cupboards and drawers, there is space for a range cooker with extractor above. A sink unit is set into laminate work surface and there are tiled walls and floor with window overlooking the conservatory and door leading to the utility area. This room has space and plumbing for a washing machine and door leading to the side. The spacious lounge-dining area is dual aspect, carpeted and overlooks the rear garden. Leading through to the conservatory, this generous size area has windows and doors overlooking and giving access to the garden. Bedrooms three and four are situated on the ground floor. Bedroom three is a double, carpeted and overlooks the front. Bedroom four has a built in wardrobe and again overlooks the front. The family bathroom is fitted with a panelled bath, low flush WC and wash hand basin. There is a heated towel rail and frosted windows to the side.

Stairs rise to the first floor landing giving access to the remainder of the accommodation. Bedroom one is a generous double which has a built in airing cupboard and overlooks the rear. Bedroom two, again, a double overlooks the rear. Bedroom five is a single with built in wardrobe. Completing the upstairs is a shower room fitted with corner shower, low flush WC and wash hand basin.

Outside, the garden is mainly laid to lawn with established trees and shrubs, a timber summerhouse, pond and there is side access. The front is arranged as off road parking.



Energy Rating D

Council Tax Band D

moreinfo...



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