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BED

# Stunning Victorian House In Excellent Condition

66, Evelyn Avenue, Newhaven, BN9 9SG



Offers Over £330,000

Freehold

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66 Evelyn Avenue, BN9 9SG

Approximate Gross Internal Floor Area = 79.2 sq m / 853 sq ft

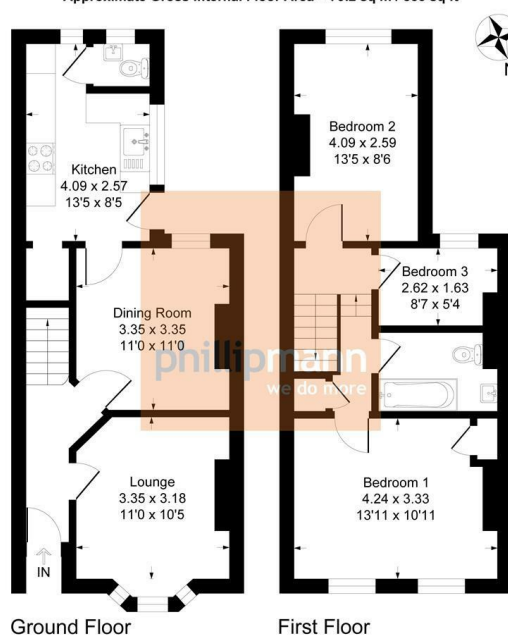


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Phillip Mann estate agents are delighted to offer for sale this stunning three bedroom Victorian house located on Evelyn Avenue. The property has been well maintained and much improved by the current owners to include a new slate roof (2014) and new windows & doors throughout (2022). An internal inspection is highly recommended.

A part glazed composite front door leads onto the entrance hall where there are door to the downstairs accommodation.

The lounge is a lovely room with a feature open fireplace and a bay window which overlooks the front of the property.

The separate dining room boost wooden flooring, an open feature fireplace and a window which overlooks the rear garden.

The kitchen has been refitted to include a selection of cupboards and draws and a built in sink, with a window that overlooks the garden.

There is an integrated cooker with separate four ring gas hob, with space for washing machine, tumble dryer and fridge freezer.

There is also a large under stairs cupboard and cloakroom to complete the downstairs.

The first floor landing has loft access, a built in storage cupboard and doors lead to the remainder of the accommodation. The master bedroom is a generous size which has a built in cupboard, ample space for wardrobes and a windows overlook the front. Bedroom two and three both overlook the rear enjoying views towards Lewes. Completing the property is a family bathroom which has been refitted to include a paneled bath with electric shower, low level WC and wash hand basin.

Outside, there is a delightful garden comprising of a patio area and separate grass and flower bed. There is a rear gate which leads to a rear pathway and the garden is wall and fenced enclosed.

This property also has the potential for off street parking.



Energy Rating C

Council Tax Band B

moreinfo...



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