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# Stunning Victorian House Close To Transport Links

34, Clifton Road, Newhaven, BN9 0BA

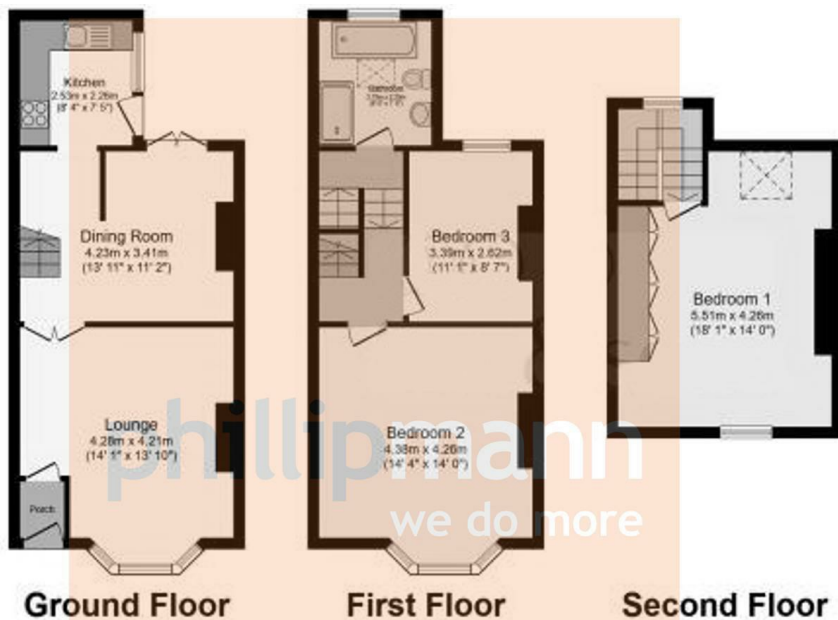


Price £290,000

Freehold

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Total floor area 113.3 m<sup>2</sup> (1,220 sq.ft.) approx

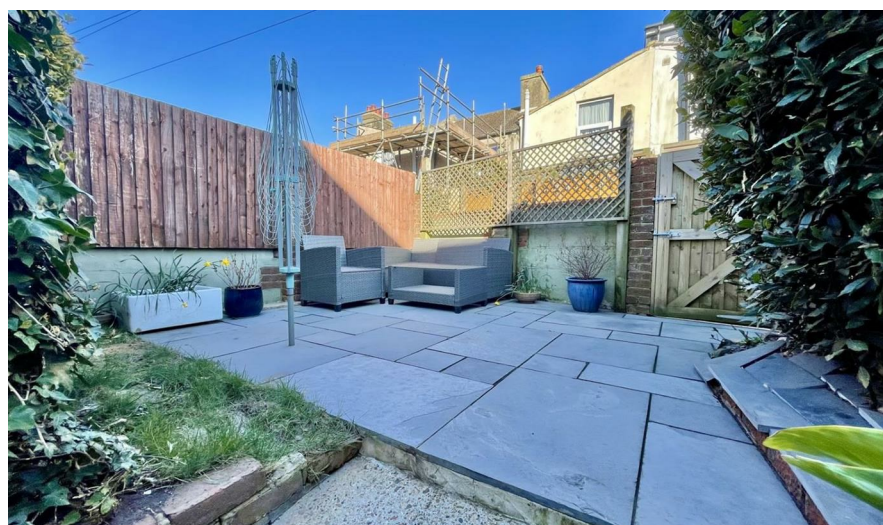
## inbrief...

Phillip Mann estate agents are delighted to offer for sale this stunning three bedroom terrace house located on Eastside. The property offers good size accommodation throughout and an internal viewing is highly recommended.

A part glazed entrance door gives access to a handy entrance porch which leads directly into the lounge. Here there is a open fireplace, wood flooring and a bay window overlooks the front of the property. A opening gives access to a dining room which again, features from a stunning fireplace, built in storage cupboard and a window overlooks the rear garden. Completing the downstairs is a refitted kitchen with a range of wall and base units incorporating a selection of cupboards and drawers. There is a built in sink unit and space for washing machine, dishwasher and range style cooker. The room is complete with Quarry tiled flooring and a door leading onto the rear garden.

The first floor landing has doors which lead to this levels accommodation. Bedroom two is located at the front and is a good size double with ample space for wardrobes and has a feature fireplace. Bedroom three is a further double which overlooks the rear garden. The family bathroom has been tastefully refitted and has a roll top bath with mixer taps, large shower cubicle, wash hand basin and WC. The room is completely tiled and a window overlooks the rear. Completing the inside is further bedroom which occupies the whole of the second floor. This is a delightful bright room with built in wardrobes, eaves storage and Velux windows.

Outside there is a low maintenance rear garden mainly laid to patio with flower beds and a gate leading to a rear pathway. There is also an outside storage cupboard which has a wall mounted boiler (fitted in 2023).



Energy Rating D

Council Tax Band B

moreinfo...



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