

51 The Fairway, BN9 9XX

Approximate Gross Internal Floor Area = 133.1 sq m / 1433 sq ft

Outbuilding Area = 6.0 sq m / 65 sq ft

Total Area = 139.1 sq m / 1498 sq ft

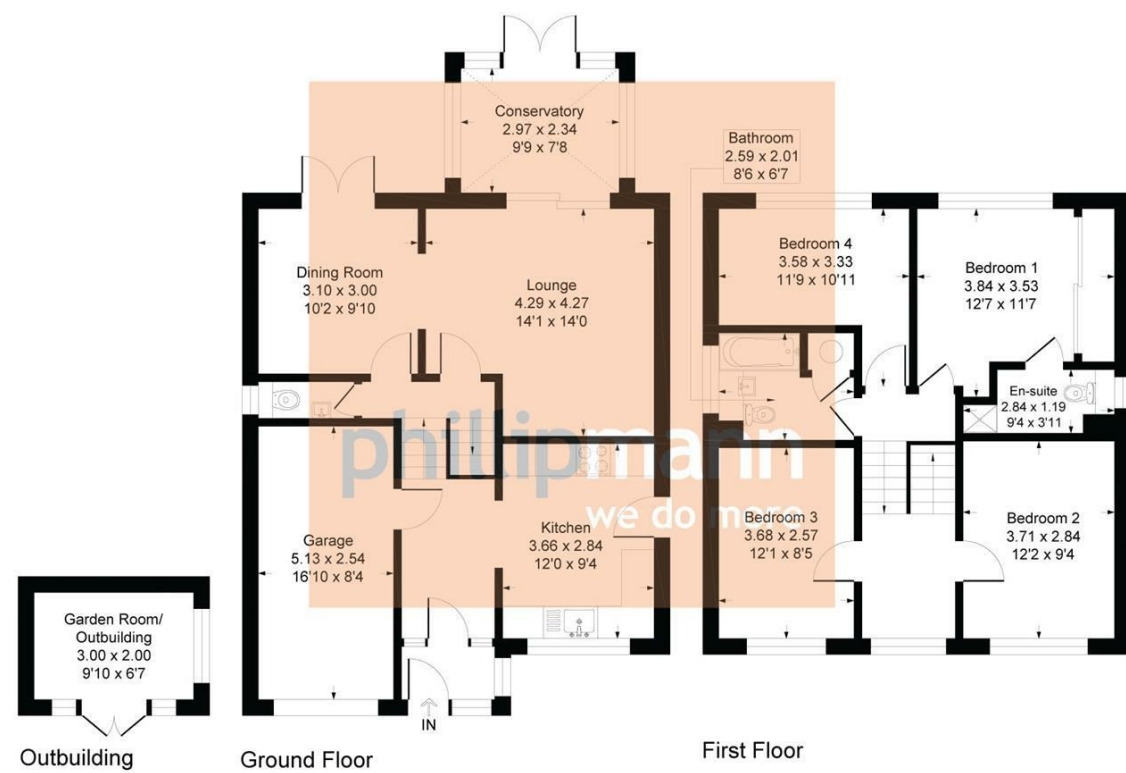


Illustration for identification purposes only, measurements are approximate, not to scale

localknowledge...

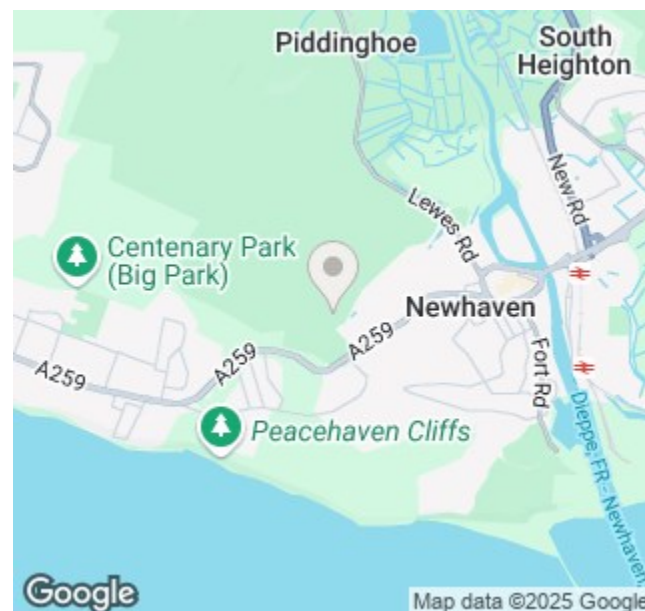
Sitting on this popular estate, the property is conveniently located within a stones throw of mainline bus routes to Brighton and Eastbourne. Just a few minutes walk to the town centre and with a good choice of schools in close proximity, this property is ideally located.

moreinfo...

Phillip Mann Newhaven Office

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4

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A Stunning Detached Family House

51, The Fairway, Newhaven, BN9 9XX



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inbrief...

A modern detached family house backing directly onto fields. The property has accommodation to include lounge/diner, conservatory, re-fitted kitchen/breakfast room, master bedroom with en suite, three further bedrooms, family bathroom and cloakroom. Benefits include gas fired central heating, double glazed windows, off road parking, integral garage and large garden room which is perfect for a home office or hobbies room, there are windows and doors overlooking the garden with modern laminate flooring, power and light.

Style:	Detached Family House
Bedrooms:	4
Reception rooms:	2
Area:	1433 Sq ft/ 133.1 Sq m
Outside:	Landscaped Front & Rear Garden
Parking:	Off Road Parking & Garage
Energy rating:	C
Council Tax Band:	E

moredetail...

Phillip Mann estate agents are delighted to offer for sale this extremely well presented four bedroom detached house backing directly onto fields. The property is accessed via an entrance porch which leads onto a spacious entrance hall. Here you have a built in storage cupboard, door to the integral garage and doors which lead to the accommodation. The kitchen is re-fitted with a good range of wall and base units which incorporates a selection of cupboards and drawers. A sink unit is set into rolled edged work surface and there are spaces for all of the modern day appliances. There are part tiled walls, space for breakfast table and a window which overlooks the front garden. From the entrance hall, a small staircase leads to a half landing. Here you have the lounge/diner which is a lovely bright room. This room, like the rest of the house, is decorated neutrally and has space for a large dining table. Patio doors give access to the conservatory. This room enjoys an outlook over the well kept rear garden and benefits from tiled flooring and power points. Completing this level is a cloakroom which is fitted with a low level WC and wash hand basin. The second floor landing has a window overlooking the front and doors leading to two bedrooms. Both bedrooms are a good size and overlook the front of the property. The final landing has access to the remainder of the accommodation and loft access (which is boarded). The master bedroom is a generous size with a range of built in furniture and a window which overlooks the rear. A door gives access to the en-suite shower room. The final bedroom is a double and overlooks the rear. Completing this floor is the family bathroom. The rear garden has been landscaped which is mainly laid to lawn with flower beds with steps leading to a upper patio area and a large garden room with power and light. The front has recently been landscaped with off road parking and access to the garage.


What the owner says...

We have really enjoyed living at the property. The added bonus of the outbuilding is prefect as a home office/playroom.



Bear in mind...

The property has been recently updated throughout and is in excellent condition.



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

