# 32 Kings Avenue, BN9 0NA

**Approximate Gross Internal Floor Area = 115.77 sq m / 1246 sq ft**

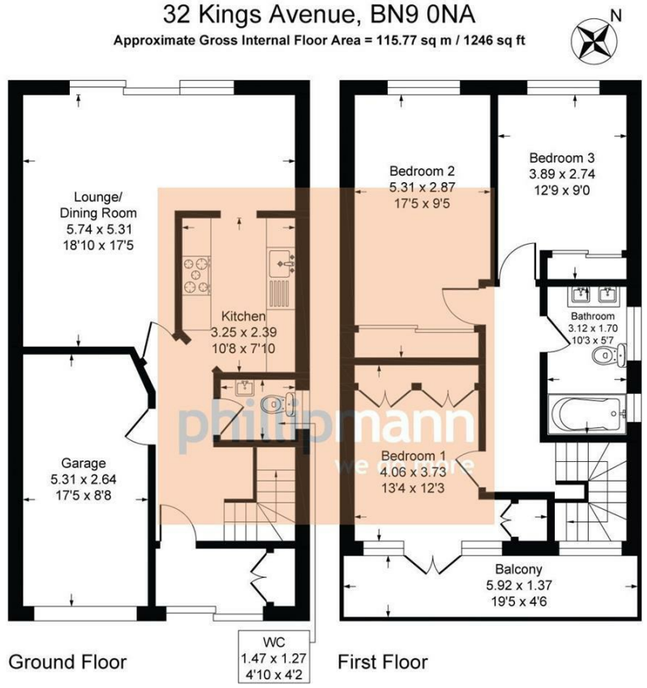



Illustration for identification purposes only, measurements are approximate, not to scale

## localknowledge...

Kings Avenue is located on Mount Pleasant. The house is within a stones throw of countryside walks and easy access onto the A26. A local Sainsbury's can be found within a 5 minute walk as well local bus routes to Eastbourne, Seaford and Brighton.

## moreinfo...


Phillip Mann Newhaven Office

16 Bridge Street, Newhaven, BN9 9PJ

01273 517517


To see more details on this & all our homes go to

www.phillipmann.com

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

**we do more...**
keeping customers happy

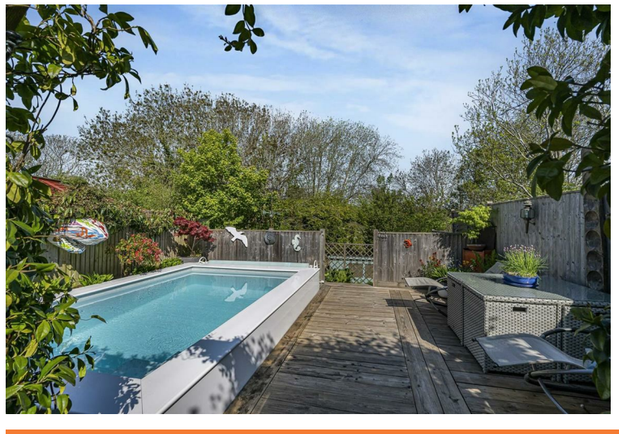
**No.1 sellers**
in Seaford, Newhaven and Peacehaven



**3**
BED

# A Stunning Semi-Detached House - NO CHAIN

## 32, Kings Avenue, Newhaven, BN9 0NA



Offers Over £399,950

Freehold

phillipmann
we do more

# inbrief...

A three bedroom semi-detached house located on Mount Pleasant. The property has accommodation to include lounge/diner, kitchen, three double bedrooms and family bathroom. Benefits include gas fired central heating, double glazed windows and a landscaped rear garden.

| | |
|---|---|
| Style: | Semi-Detached House |
| Bedrooms: | Three |
| Reception rooms: | One |
| Area: | 1246 SQ FT / 115.77 SQ MT |
| Outside: | Stunning Rear Garden |
| Parking: | Ample Off Road Parking & Garage |
| Energy rating: | C |
| Council Tax Band: | D |

## Bear in mind...

The house has an integral garage which has the potential to be converted into a further room if needed.



# moredetail...

Phillip Mann estate agents are delighted to offer this exceptional semi-detached house located on Mount Pleasant. The property has been well looked after but the current owners and the property is being sold with NO ONGOING CHAIN.

A glazed patio door gives access to a large entrance porch which has a built in storage cupboard which is big enough to hold a washing machine and tumble drier. A part glazed door gives access to the entrance hall where you have wood flooring, understairs storage cupboard and oak doors gives access to the downstairs accommodation. The lounge/diner is a stunning room which has wood flooring, a feature gas fire and ample space for a dining room table. Large patio doors gives access onto the rear garden. The kitchen has been refitted with a range of white front wall and base units which incorporates a selection of cupboards and drawers. A built in sink unit in set into worktops and there is an integrated dishwasher and fridge along with space for washing machine and cooker. Completing the downstairs is a refitted cloakroom.

The first floor landing has a large window overlooking the front, loft access and doors which lead to the remainder of the accommodation. The master bedroom is located at the rear which is a lovely size room with built in wardrobes with a window overlooking the rear. Bedroom two is located at the front which has built in wardrobes and patio door giving access to a balcony. Bedroom three is a further double overlooking the rear. Completing the inside is a family bathroom which has a paneled bath, low level WC and double sink unit.

Outside the rear garden is a particular feature of this house. There is a large amount of established trees, plants and shrubs, upper seating area and a stunning built in heated swimming pool. There are several power points, lights, side access and is fence enclosed.

The front is arranged as off road parking and there is access to an integral garage.

CELEBRATING 25 YEARS

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

## What the owner says...

We have loved living at the property and will dearly miss the rear garden which we spend a lot of time in.