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BED

Perfect For First Time Buyers!  
61, St. Leonards Close, Newhaven, BN9 0RW



Price £250,000

Freehold

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## 61 St Leonards close, BN9 0RW

Approximate Gross Internal Floor Area = 72.8 sq m / 784 sq ft

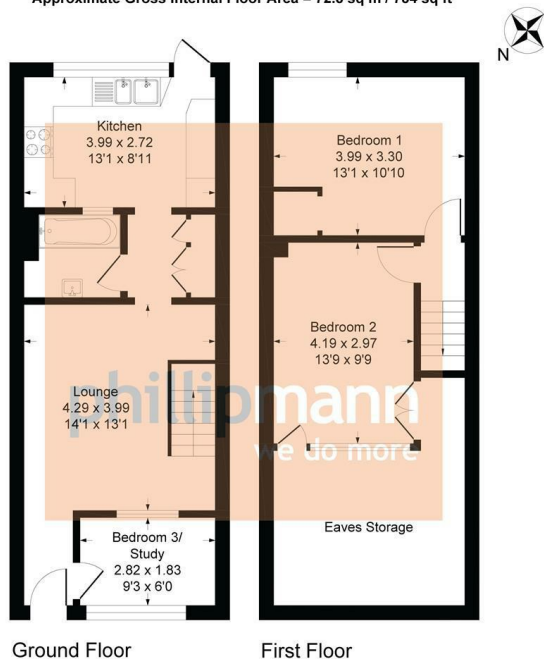


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Phillipmann Estate Agents are delighted to offer this spacious two-bedroom terraced property, conveniently located in the popular 'Denton' area close to local primary schools, walking distance to bus routes, parks, countryside walks and Sainsbury's BEING SOLD WITH NO ONGOING CHAIN!

The property benefits from off street parking, double glazing, gas central heating and spacious bedrooms.

As you enter the property, the front is paved with space for pots and bin storage.

Heading, into the property a study is immediately on your right as you go in which is a great home office space and also includes a built in wardrobe and multiple plug outlets.

Through into the lounge which is a generous size there is space for multiple seating arrangements, dining table and other storage furniture.

The bathroom is tiled throughout, with a standalone sink wash-hand basin, bath with shower mixer taps, up and over electric power shower, W/C wall mounted storage cupboards.

The hall also has large built in storage cupboards which is really handy to keep stuff away.

The Kitchen includes, base and wall hung units, breakfast bar space, washing machine space, tumble dryer space, stainless steel sink drainer and large windows to the rear garden.

Heading upstairs, Bedroom one is on your left which is a very generous sized double bedroom with space for multiple wardrobes, chest of drawers, bedside tables, desk space and also has plenty of eaves storage space.

Bedroom Two is opposite the stairs as you go up which is again a great sized double bedroom, with plenty of wardrobe space, chest of drawer space and bedside tables.

Heading out to the garden which has been paved, you will find plenty of plant pots, large shed, and is ideal for someone who likes a courtyard garden.



NB. in accordance with the 'estate agents act 1979' we are obliged to inform all interested parties that this property is owned by a relative of an employee of Phillip Mann Estate Agents.

## moreinfo...

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[www.phillipmann.com](http://www.phillipmann.com)



Energy Rating Level: D

Council Tax Band: B