

3
BED

A Spacious Three Bedroom Semi-Detached Chalet

36, Rookery Way, Newhaven, BN9 0SD



Price £350,000

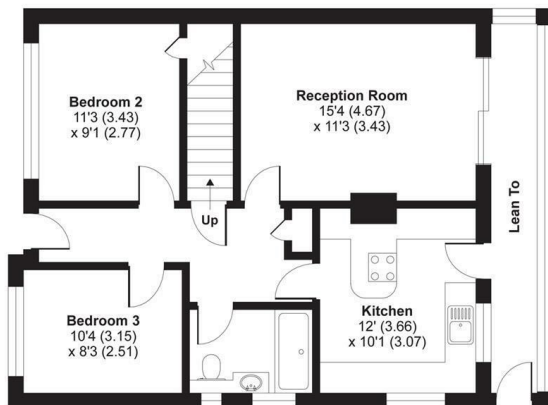
Freehold

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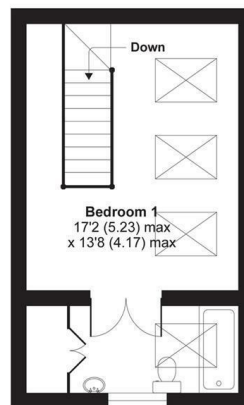
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APPROX. GROSS INTERNAL FLOOR AREA 1120 SQ FT 104 SQ METRES (EXCLUDES LEAN TO)



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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inbrief...

Phillip Mann estate agents are delighted to offer for sale this delightful three bedroom semi-detached chalet located in Denton Village. The property has been well looked after and an internal viewing is highly recommended.

The property is accessed via upvc double glazed door which leads onto the entrance hall. There is a large built in storage cupboard and pine doors which lead to the accommodation.

The lounge is located at the rear of the property and like the rest of the house is decorated in a modern way and is carpeted. There is a open fireplace with oak mantel. Patio doors overlook the rear with access onto a full width sun room which has space for a tumble dryer and overlooks the rear garden.

The kitchen has been tastefully refitted with an excellent range of light fronted wall and base units which incorporates a selection of cupboards and drawers. A built in ceramic sink unit is set into solid wood work surface and there is a built in electric oven and four ring induction hob with filter above. There are spaces for washing machine, American fridge/freezer as well as dishwasher. The room is completed with part tiled splash backs, grey wooden flooring and windows which overlook the side and rear.

The ground floor has two large bedrooms. Bedroom two has a small walk in wardrobe and a window overlooking the front. The smallest bedroom which is a double overlooks the front.

Completing the ground floor is a stunning shower room which has been refitted to include a large shower cubicle, low level WC and wash hand basin. The room is finished off with tiled walls, heated towel rail and a window to the side.

The first floor has a large recently converted bedroom with several Velux windows and eaves cupboards. Double doors lead onto an ensuite bathroom with storage.

Outside there is a secluded rear garden with timber shed, patio and a good size area of lawn.

The front has ample parking for several vehicles.



Energy Rating D

Council Tax Band C

moreinfo...



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