

1
BED

Ground Floor Flat With Garden - No Chain

40a, Brighton Road, Newhaven, BN9 9NB



Guide Price £110,000

Leasehold

phillipmann
we do more

www.phillipmann.com



inbrief...

This first floor garden flat is situated in this popular residential location close to mainline bus routes to Brighton and Eastbourne, train station and local shops.

Upon entering the property you will notice the open plan lounge/kitchen, with modern refitted light coloured carpets and light coloured walls. A large double glazed South facing bay window and feature fireplace with an electric flame effect fire are the focal points of the room. The kitchen is fitted with a range of modern light fronted wall and base units with teal coloured worktops and space for cooker and other kitchen appliances. The kitchen also benefits from a large cupboard which has space to house a fridge/freezer.

Coming into the inner hallway you will find the bedroom to your left and bathroom straight on. There is also a handy storage recess to your right. The bathroom is to the rear of the property and is fitted with a modern white suite to include a wall mounted shower unit over the large bath. Moving into the double bedroom which also has light modern refitted carpets, light walls and enough space for a wardrobe. A double glazed window and door over looks the rear with views over the roof tops towards downland and also allows access to the garden.

The pleasant garden has steps leading down from the bedroom, which is block paved for ease of maintenance. This garden also has access to the rear and the potential for off road parking.



Energy Rating D

Council Tax Band A

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