

16 Anderson Close, BN9 9XY

Approximate Gross Internal Floor Area = 132.16 sq m / 1423 sq ft

Garage Area = 13.22 sq m / 142 sq ft

Total Area = 145.38 sq m / 1565 sq ft

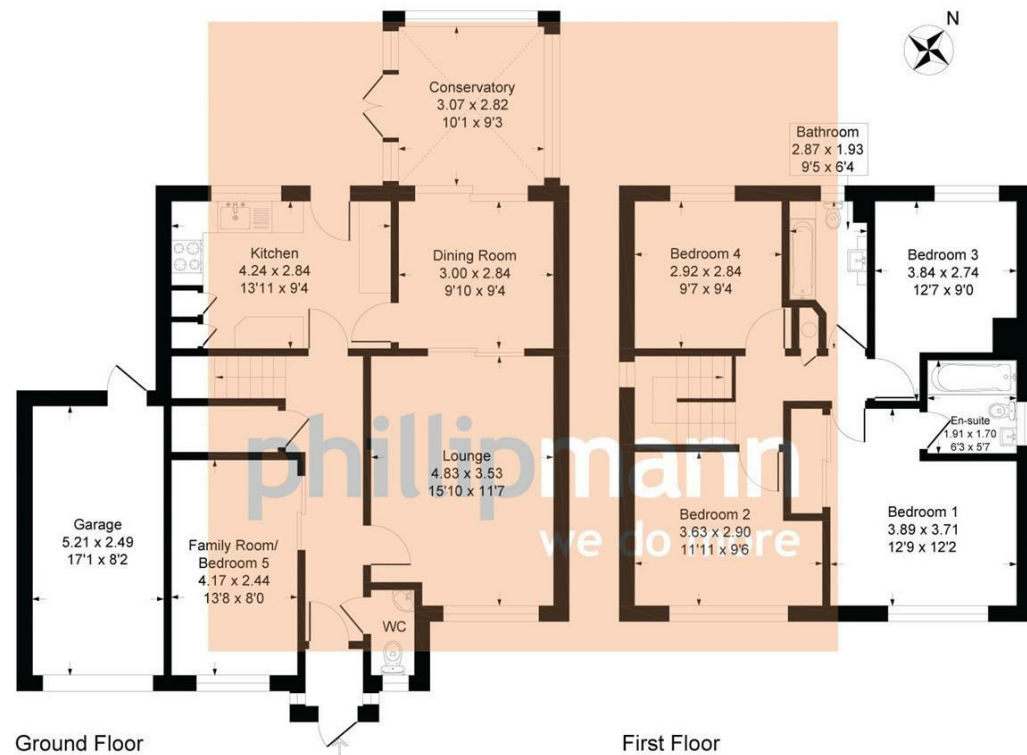


Illustration for identification purposes only, measurements are approximate, not to scale

4

BED

A Spacious Four/Five Bedroom Detached House

16, Anderson Close, Newhaven, BN9 9XY



localknowledge...

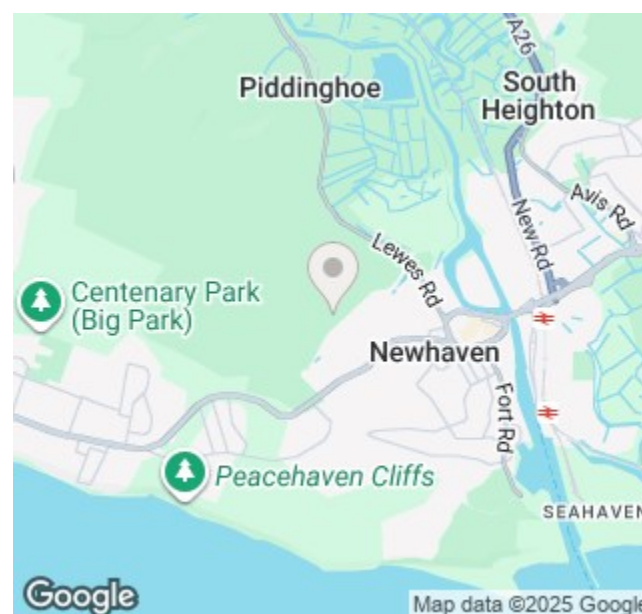
Sitting on this popular estate, the property is conveniently located close to local schools, parks and countryside walks. Bus routes are situated within a mile to the property which have frequent routes to Eastbourne and Brighton.

moreinfo...

Phillip Mann Newhaven Office

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inbrief...

A modern detached family house backing directly onto fields. The property has accommodation to include lounge/diner, further reception room/bedroom five, conservatory, 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, established rear garden and garage.

Style:	Detached Family House
Bedrooms:	4
Reception rooms:	3
Area:	1423 Sq ft/ 132.16 Sq m
Outside:	Established Rear Garden
Parking:	Off Road Parking & Garage
Energy rating:	C
Council Tax Band:	E

moredetail...

We are delighted to offer for sale this stunning detached family home situated on the popular 'Augustfields' estate. The property has been well maintained over the years of ownership and viewings come highly recommended.

The property is accessed via a part glazed entrance door which leads into the entrance hall. Here there is a built in cupboard, access to a downstairs cloakroom and doors which lead to the accommodation.

The south facing lounge is a delightful room with a feature fireplace and a window overlooks the front. An opening leads into the separate dining room which has ample space for a dining table and gives access to a good size conservatory.

The kitchen is fitted with a range of wall and base units with a selection of cupboards and drawers. There is a built in sink unit, built in electric oven and a gas hob with extractor over. There are spaces for washing machine, fridge freezer and dishwasher. The room is complete with part tiled walls and a window overlooks the rear garden.

Completing the downstairs is a further good size reception room overlooking the front which could be a further bedroom if needed.

Moving upstairs, the first floor landing has loft access, large airing cupboard and access to the remainder of the accommodation. The master bedroom is a good sized double room with mirrored wardrobes and a double glazed window to the front. A door leads to an en-suite bathroom with paneled bath, low level WC and wash hand basin. Bedroom two is a good sized double room with built in wardrobes and overlooks the front. Bedrooms three and four are good sized rooms which overlook the rear with views across Farmland. Completing the inside is a family bathroom which is fitted with a paneled bath with shower over, wash hand basin and low level WC.

Outside, the rear garden has a patio with steps to a lawn area with established tree, plants and shrubs.

The front has off road parking and access to a single garage.

What the owner says...

We have lived in the property since it was built and has loved living here. Backing onto fields is a lovely aspect and the views to the front are great.





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



Bear in mind...

The property has the added bonus of an extra reception room which could easily be used as a further bedroom