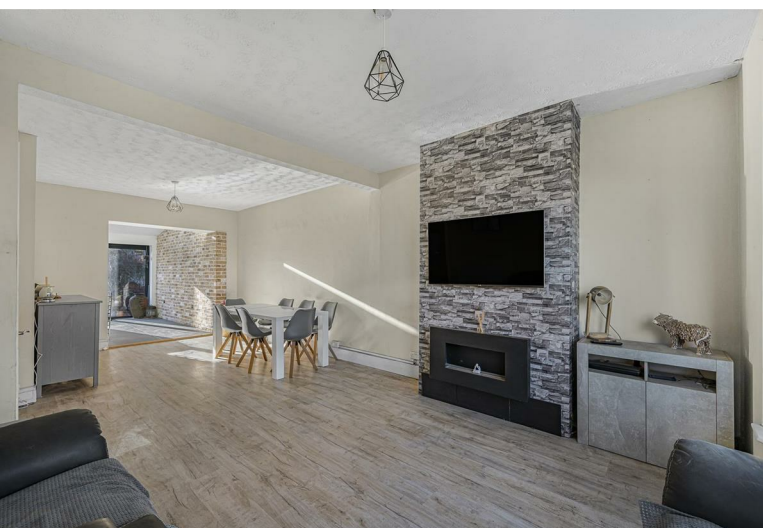


3  
BED

# A Much Improved Semi-Detached House With Parking

27, Meeching Rise, Newhaven, BN9 9LB



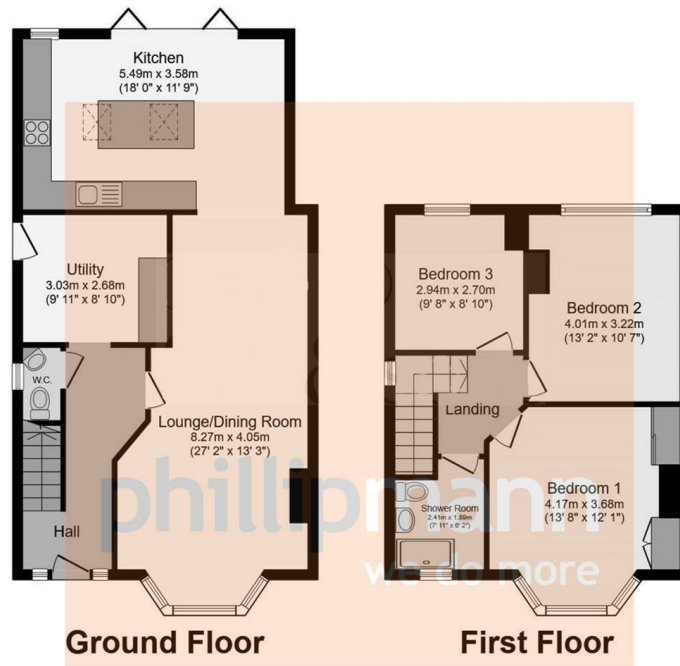
Price £359,950

Freehold

**phillipmann**  
we do more

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





Total floor area 112.0 m<sup>2</sup> (1,206 sq.ft.) approx

## inbrief...

Phillip Mann estate agents are delighted to offer for sale this Three bedroom semi-detached house located in a convenient location. The property has much improved over the years of ownership and an internal viewings come recommended.

A composite front door gives access to the entrance hall, here you have laminate flooring, downstairs cloakroom and doors which lead to the accommodation. The lounge/diner is a lovely size room which has laminate flooring, ample space for a dining table and a bay window overlooks the front. An opening gives access to a stunning refitted kitchen/breakfast room. This room has recently been refurbished to a high standard with an excellent range of wall and base units. There is a built in sink unit along with a built in fridge/freezer and dishwasher. There is a feature center island/breakfast bar along with a further selection of drawers. There is tiled flooring with underfloor heating, feature exposed brick walls, several skylights and bi-fold doors which overlooking the rear garden. Completing the downstairs is a large utility room with tiled flooring and ample appliance space with a door leading to the side.

The first floor landing has loft access and access to the remainder of the accommodation. Bedroom One is a lovely size room with several built in wardrobes and a bay window overlooks the front. Bedroom two is a further double with ample space for wardrobes and a window overlooks the rear garden. Completing the inside is a refitted shower room which has a large shower cubicle along with a wash hand basin and WC.

Outside there is a good size landscaped rear garden which is mainly laid to patio. There is a good selection of plants, shrubs and trees. The front has off road parking for several cars and a pathway leading to the front door.



Energy Rating D

Council Tax Band C

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