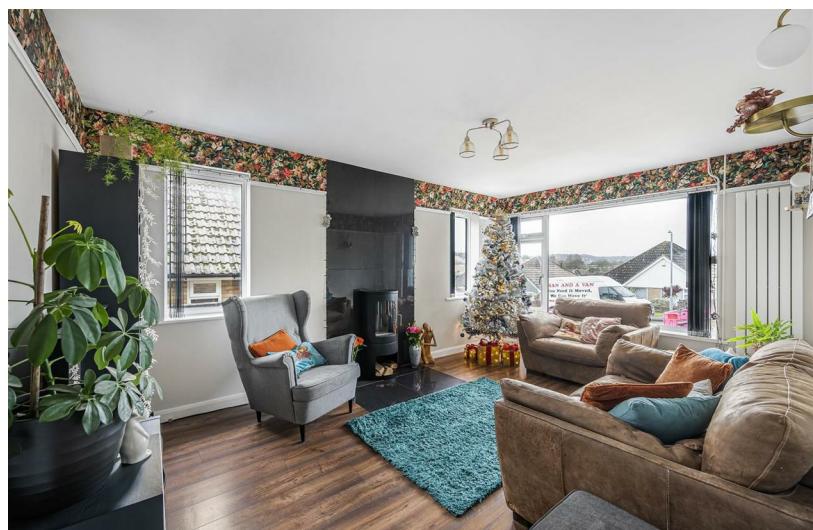


3  
BED

# Three Bedroom Detached Bungalow In Denton

8, The Grove, Newhaven, BN9 0QY



Offers Over £399,950

Freehold

**phillipmann**  
we do more

## 8 The Grove, BN9 0QY

Approximate Gross Internal Floor Area = 84.2 sq m / 906 sq ft  
 Garage Area = 12.7 sq m / 138 sq ft  
 Total Area = 96.9 sq m / 1044 sq ft

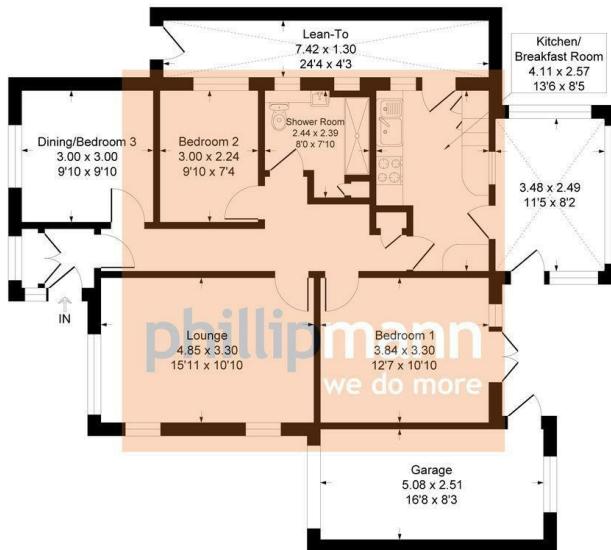


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Phillip Mann estate agents are delighted to offer for sale this Three bedroom detached bungalow located in Denton Village. The property has been much improved over recent years and an internal viewing comes highly recommended.

A part glazed entrance door gives access to a spacious entrance hall which a storage cupboard, loft access and doors which lead to the accommodation.

The lounge is a lovely bright double aspect room with wood flooring and windows which overlook the side and front.

The kitchen has been refitted with an excellent range of base units which incorporates a selection of cupboards and drawers. There is a built in sink unit with a hot water tap and a integral fridge and induction hob. There is space for a washing machine and a handy breakfast bar. A door leads onto the side of the property. The conservatory is a delightful room which overlooks the rear garden.

Bedroom one is a generous size room with ample space for wardrobes and patio doors overlooks the rear garden. Bedroom two is a further double (currently being used as a dining room) and overlooks the front. Bedroom three is a double which overlooks the side. Completing the inside is a shower room which has a large walk in shower, low level WC and wash hand basin.

Outside there is a good size rear garden which is stocked with flowers and plants. It features from a lawn area and several seating areas. There is a door which leads into a single garage.

The front has a further garden and a driveway which provides parking for several vehicles.



Council Tax Band D

Energy Rating D

## 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)