

3
BED

Three Bedroom Waterside House With Views

31, West Quay, NEWHAVEN, BN9 9DQ



Price £375,000

Freehold

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31 West Quay, BN9 9DQ

Approximate Gross Internal Floor Area = 98.80 sq m / 1063 sq ft
 Carpet Area = 18.77 sq m / 202 sq ft
 Total Area = 117.57 sq m / 1265 sq ft

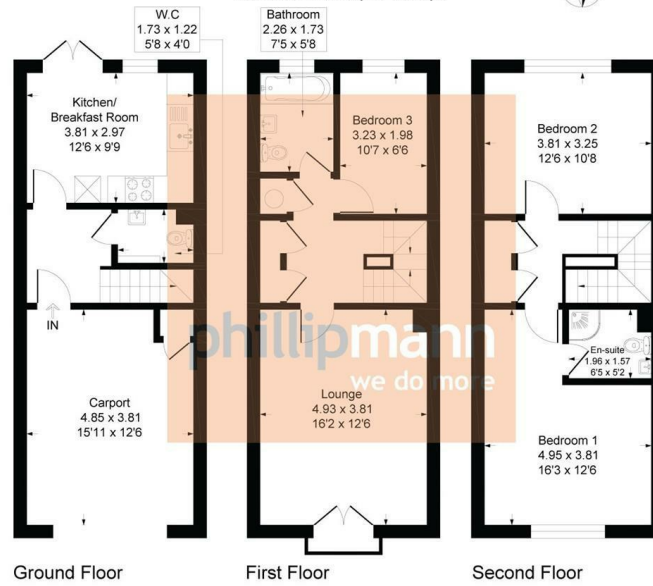


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

Phillip Mann Estate Agents are pleased to offer this three bedroom town house located on the popular and sought after West Quay development. The house is arranged over three floors and has benefits to include neutral decoration throughout, new carpets, gas fired central heating, double glazed windows, landscaped rear garden, car port and off road parking.

The entrance hall is a good size with access to a cloakroom and a door leading to the kitchen/breakfast room. This room is a lovely size and offers a good range of wall and base units. There is a built in electric oven, four ring gas hob and built in washer/dryer and dishwasher. There are spaces for further appliances, space for a breakfast table. This room overlooks and affords access to the rear garden.

The first floor landing has a large built in storage cupboard and with doors lead to the first floor accommodation. The lounge is located at the front and has a Juliette balcony offering views over the Harbour and towards the South Downs. The family bathroom is fitted with a white suite with paneled bath, wash hand basin and low level WC. Bedroom three is also located on this level and overlooks the rear garden.

Moving up to the second floor landing, there is a further storage cupboard and access to the loft space. The master bedroom is located at the front and is a good size room with plenty of space for bedroom furniture. The room overlooks the front and enjoys views over the Harbour and towards the South Downs. There is also access to an ensuite shower room. Completing the property is another good size double room overlooking the rear.

Outside there is a landscaped rear garden with patio area along with a range of established tree and plants. To the front there is off road parking and access to car port.



Energy Rating C

Council Tax D

moreinfo...



Phillip Mann Newhaven Office
 16 Bridge Street, Newhaven, BN9 9PJ
 01273 517517

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