

3  
BED

# Spacious Three Bedroom Family House

190, Gibbon Road, Newhaven, BN9 9ET



Price £299,950

Freehold

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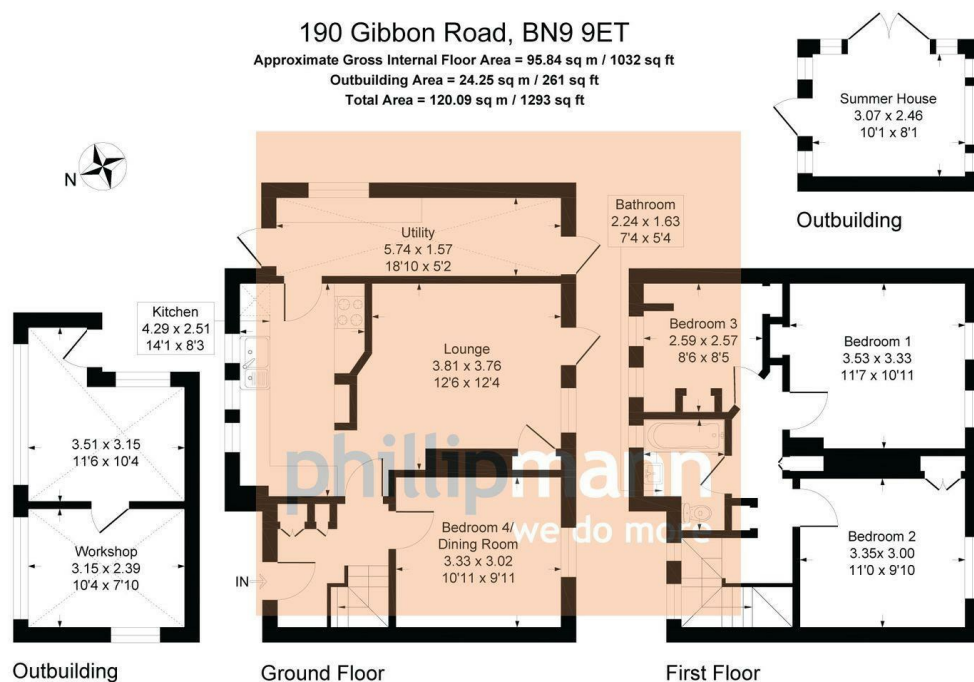


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Phillip Mann estate agents are delighted to offer for sale this spacious three bedroom family house located in this popular area. The property has a good size garden and ample off road parking.

A glazed door gives access to an entrance hall which has several storage cupboards and doors which leads to the accommodation. The open plan kitchen/diner is a lovely bright room and is the hub of the house. The kitchen area has a range of cupboards and drawers which incorporates a selection of cupboards and drawers. There is a built in sink unit along with a gas hob, oven and space for appliances. The kitchen area is complete with a wall mounted gas boiler and a window overlooks the front. A door gives access to a side utility area with appliance space and a door to the rear garden. The lounge is a lovely space with a patio door overlooking the rear garden. Completing downstairs is a further reception room/bedroom four which is a good size room overlooking the rear garden.

The first floor landing has a storage cupboard, loft access and doors to the remainder of the accommodation. Bedroom one is a lovely size with ample space for wardrobes with a window overlooking the rear garden. Bedroom two is a similar size and again overlooks the rear. Bedroom three is a good size single and overlooks the front. Completing the inside is a family bathroom which has a paneled bath with shower over, low level WC and wash hand basin.

Outside there is a good size rear garden which is mainly laid to lawn with flower beds. There is a lower seating area along with several garden sheds.

The front has off road parking for several cars.



Energy Rating D

Council Tax Band B

moreinfo...



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