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BED

# Spacious Split Level House with No Chain

37, Fullwood Avenue, Newhaven, BN9 9SW



Price £309,950

Freehold

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## inbrief...

Phillip Mann estate agents are pleased to offer for sale this spacious split level semi-detached house located in a popular residential area. The property benefits from gas fired central heating, double glazing and viewings are recommended.

The property is accessed via a part glazed entrance door which leads onto the entrance hall, here you have access to a cloakroom and doors that lead to the accommodation. Bedroom four/snug/office is on this level which is a good size double and currently used as a hobby room. The spacious lounge enjoys stunning views of the Valley and over to the South Downs. From the entrance hall stairs lead to the first floor landing where you have an airing cupboard and loft access. Bedroom one is a lovely size room with built in wardrobes and overlooks the front of the property. Bedroom two is a further double and overlooks the rear. Bedroom three is a good size single which again overlooks the rear. Completing this level is a refitted shower room which has a walk in shower, vanity style wash hand basin and low level WC. The room is complete with fully tiled walls and a frosted window to the front.

The lower landing has an understairs storage cupboard and a door leading to a study/store room. The kitchen/family room is a large room which overlooks the rear garden. The modern kitchen area has fitted units with a range of cupboards and drawers. There is a built in gas hob with filter hood above, built in electric oven, fridge/freezer and a space for a dishwasher. The room is complete with part tiled walls and access to a 7'10 x 6'3 utility room/pantry with further appliance space and storage.

The rear garden is mainly decked which enjoys views of The Valley and towards the South Downs. The front is arranged as off road parking for two vehicles.

Lounge - 16'5 x 11'6  
 Kitchen/Family Room - 20'4 x 15'2  
 Bedroom One - 10'8 x 9'2  
 Bedroom Two - 10'2 x 9'11  
 Bedroom Three - 9'4 x 7'11  
 Bedroom Four - 16'7 x 7'8



Energy Rating C

Council Tax Band C

moreinfo...

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