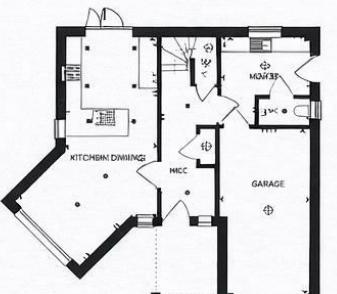


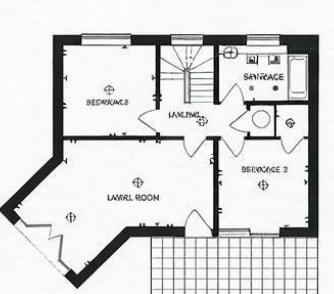
House Type B

4 Bedroom House | Plot 1
Plot 2 is handed

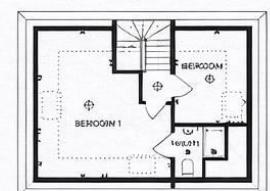


Ground floor

Ground floor	
Kitchen/Dining	6.49 x 3.32m (21'3" x 10'9")
Utility	3.20 x 3.10m (10'6" x 10'2")
Garage	5.94 x 6.00m (19'5" x 19'7")



First floor



Second floor



First floor	
Living Room	5.42 x 3.29m (17'9" x 10'8")
Bedroom 2	3.29 x 3.07m (10'10" x 10'1")
Bedroom 3	3.20 x 3.15m (10'6" x 10'3")

Second floor	
Bedroom 1	5.21 x 4.78m (17'1" x 15'7")
Bedroom 4	3.07 x 2.56m (10'0" x 0'4")

Dimensions may vary slightly from house to house. Floor plans as a guide only.
All dimensions are approximate and taken from architects drawings.

localknowledge...

Claremont Road is located on Mount Pleasant. The South Downs National Park is just a few meters away and local schools are also within easy reach. Mainline bus routes to Brighton and Eastbourne are just a few minutes away as is the local Sainsbury's supermarket and Newhaven train station.

moreinfo...

Phillip Mann Newhaven Office

16 Bridge Street, Newhaven, BN9 9PJ
01273 517517

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4

BED

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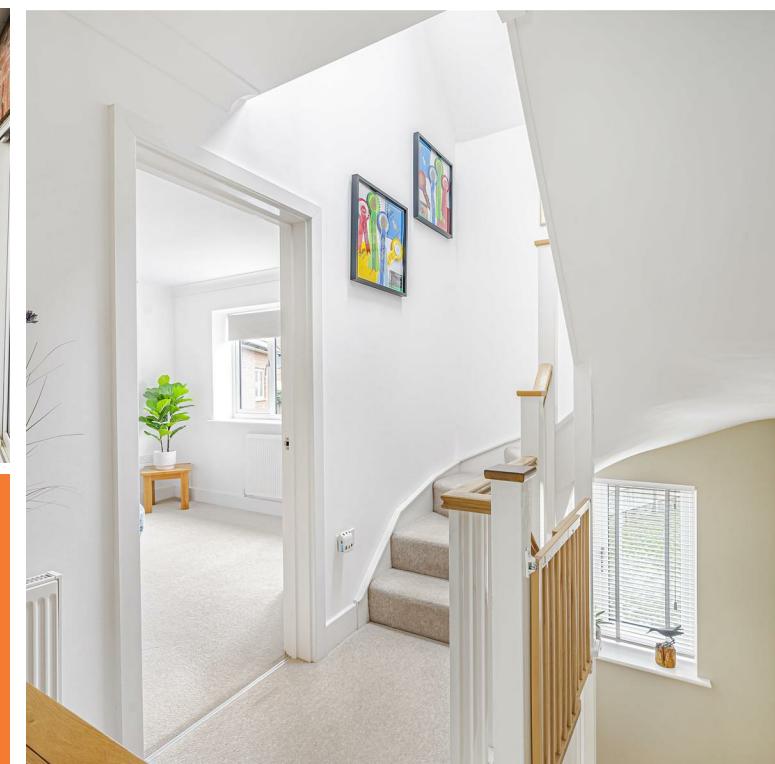
Freehold

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inbrief...

A modern detached house located on Mount Pleasant. The property is in excellent order throughout and has accommodation to include kitchen/diner, utility room, stunning lounge, master bedroom with en-suite, three further bedrooms and family bathroom. Benefits include off road parking, garage along with front and rear gardens.

Style:	Detached House
Bedrooms:	Four Doubles
Reception rooms:	Two
Area:	1636.11SQ FT
Outside:	Front & Rear Gardens
Parking:	Off Road Parking & Garage
Energy rating:	B
Council Tax Band:	E



more detail...

Phillip Mann estate agents are delighted to offer for sale this stunning detached house located on Mount Pleasant. The property was built in 2017 and is in excellent order throughout.

A part glazed door gives access to the entrance hall, here you have several storage cupboards and doors which lead to the downstairs rooms.

The kitchen/diner is a lovely bright room and is fitted with a range of wall and base units. There is a built-in sink unit along with a five-ring gas hob, dishwasher, washer and fridge/freezer. There is ample space for a dining table and patio doors overlook the front and rear gardens. The separate utility room has ample space for washing machine and tumble drier along with a fitted sink unit and cupboards. From here, there is access to a cloakroom.

Moving up to the first floor, there is a stunning lounge/diner which has wood flooring and access to a large balcony which enjoys a southerly aspect. This level also has two good size double rooms along with a family bathroom.

The second floor landing has a stunning master ensuite room which has a fitted wardrobe and access to a ensuite shower room. Completing the inside is a further double bedroom with Velux windows.

Outside there is a good size rear garden which is mainly laid to lawn with a patio area. The front garden is also landscaped.

There is the added bonus of a driveway and garden with power and light.

What the owner says...

We have loved living at the property for the last 9 years. The house is close to the South Downs which we particularly enjoy.



To arrange a viewing or find out more information about the property please contact the Newhaven office on 01273 517517.



Bear in mind...

The property does have a integrated single garage which could be converted into a further living space if needed (STPP).