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Stunning Three Bedroom House With Views

26, First Avenue, Newhaven, BN9 9HT

Offers Over £335,000

Freehold

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26 First Avenue, BN9 9HT

Approximate Gross Internal Floor Area = 82.91 sq m / 892 sq ft
Outbuilding Area = 8.16 sq m / 88 sq ft
Total Area = 91.07 sq m / 980 sq ft

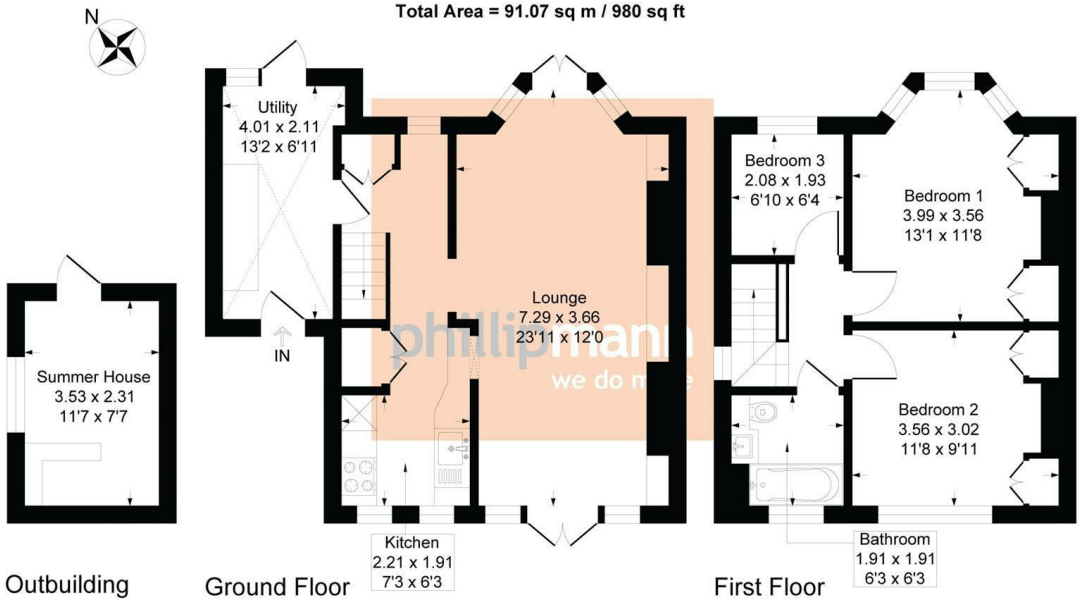

Illustration for identification purposes only, measurements are approximate, not to scale

Phillip Mann estate agents are delighted to offer for sale this stunning, refurbished older style house which is situated in one of Newhaven's most popular locations.

The property is accessed via a double glazed porch which doubles as a handy utility area. Here you will find plenty of storage for coats/shoes etc as you are welcomed in to the home. This room leads in to a hallway which affords access to the rest of the home. From this hallway a large open plan lounge diner opens before you. This is an absolutely stunning, bright room which has period charm and all the details you'd expect. There is a working ornate log burner and a set of French doors that open on to the decking area outside to the rear with views of the South Downs.

The kitchen area can be found off the lounge and has a range of fitted cupboards, ample worktop space, a built in drainer sink unit, oven and extractor and space for a fridge freezer.

The first floor landing has loft access and doors which lead to the remainder of the accommodation. Bedroom one looks on to the rear of the property and is a good size with space for a double bed and wardrobes. It has a bay window with open views. Bedroom two is a further double overlooking the front. Bedroom three is a single bedroom over looking the rear.

The family bathroom has been decorated tastefully. It has a bath with a rain shower overhead, a low level W.C., wash handbasin and cupboard below. It is part tiled with a window to the front.

There is a good sized garden with a large lawn area accessed by decking. There is a seating area at the bottom of the garden and a bar/home office with light and power. There is also a further shed for storage. There is side access to the front. The garden is timber fence enclosed.

There is an attractive garden to the front of the house which has well established plants and trees.

Viewings are highly recommended on this beautiful property. Contact Phillip Mann today to arrange and viewing.

Energy Rating D

Council Tax Band C

moreinfo...

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