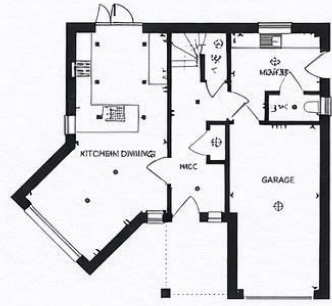
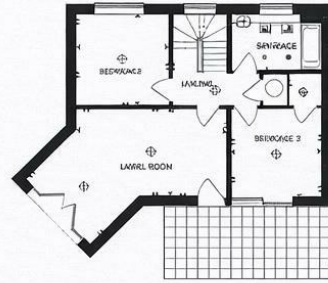


House Type B

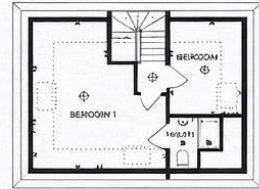
4 Bedroom House | Plot 1
Plot 2 is handed



Ground floor



First floor



Second 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 | |
| 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 8'4") |

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



4
BED

Stunning Detached House In Excellent Order
52, Claremont Road, Newhaven, BN9 0NG



localknowledge...

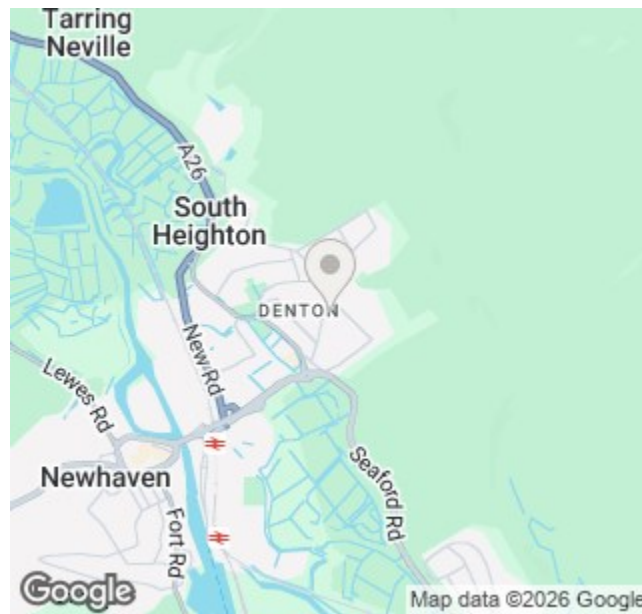
Claremont Road is located on Mount Pleasant. The South Downs National Park is just a few meters away and local schools are also within easy reach. Mainline bus routes to Brighton and Eastbourne are just a few minutes away as is the local Sainsburys supermarket and Newhaven train station.

moreinfo...

Phillip Mann Newhaven Office

16 Bridge Street, Newhaven, BN9 9PJ
01273 517517

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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

moredetail...

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 are 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 room 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 doe have a integrated single garage which could be converted into a further living space if need (STPP).