

3  
BED

Three Bedroom Family House With Good Size Garden

7, The Rose Walk, Newhaven, BN9 9NH



Price £280,000

Freehold

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## 7 The Rose Walk, BN9 9NH

Approximate Gross Internal Floor Area = 77.83 sq m / 838 sq ft

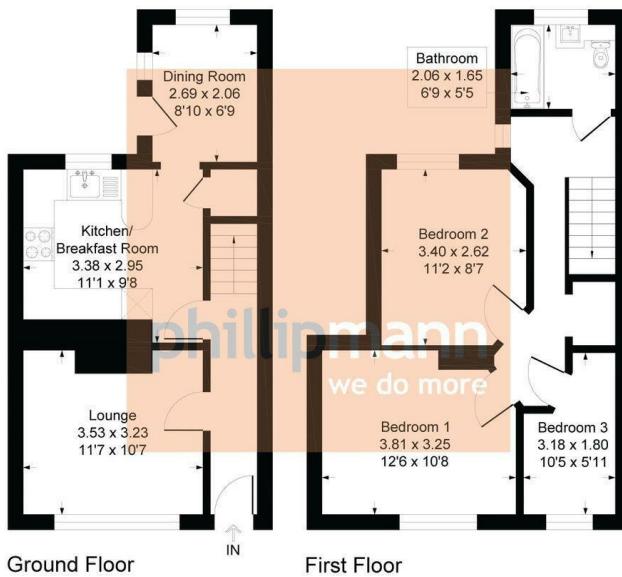


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Phillip Mann estate agents are delighted to offer for sale this charming older-style three bedroom terrace house located in a popular residential area. The property has the benefit of a refitted kitchen and features from a good size rear garden.

A part glazed entrance door has access onto the bright entrance hall leading to the accommodation. The lounge is a good size room which has a feature fireplace and a window overlooking the pretty front garden front. The kitchen has been refitted with a good range of wall and base units which incorporates a selection of cupboards and drawers. There is a built in sink unit, electric oven, hob and ample appliance space. The room is complete with an understairs storage cupboard, breakfast bar and a window overlooking the rear garden. An opening gives access onto the dining room which has ample space for a table and a door gives access onto the rear garden.

A first floor landing has access to a large partly boarded loft, storage cupboard and doors which lead to the remainder of the accommodation. Bedroom one is a good size double with built in wardrobes and a window overlooks the front. Bedroom two overlooks the rear and is a further double. Bedroom three is a good size single. Completing the inside is a refitted family bathroom which has a p shaped bath with shower over, low level WC and wash hand basin.

Outside there is a good size rear garden which has a patio and a large area of lawn. The garden has a timber shed and is fenced enclosed. The property benefits from side access linking the gardens.

The front has the potential of off road parking STPP.

The property conveniently located close to schools, main bus routes and a short walk to town, this home has a lot to offer!



Energy Rating C

Council Tax Band C

## moreinfo...



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