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# Spacious Family Home with Parking

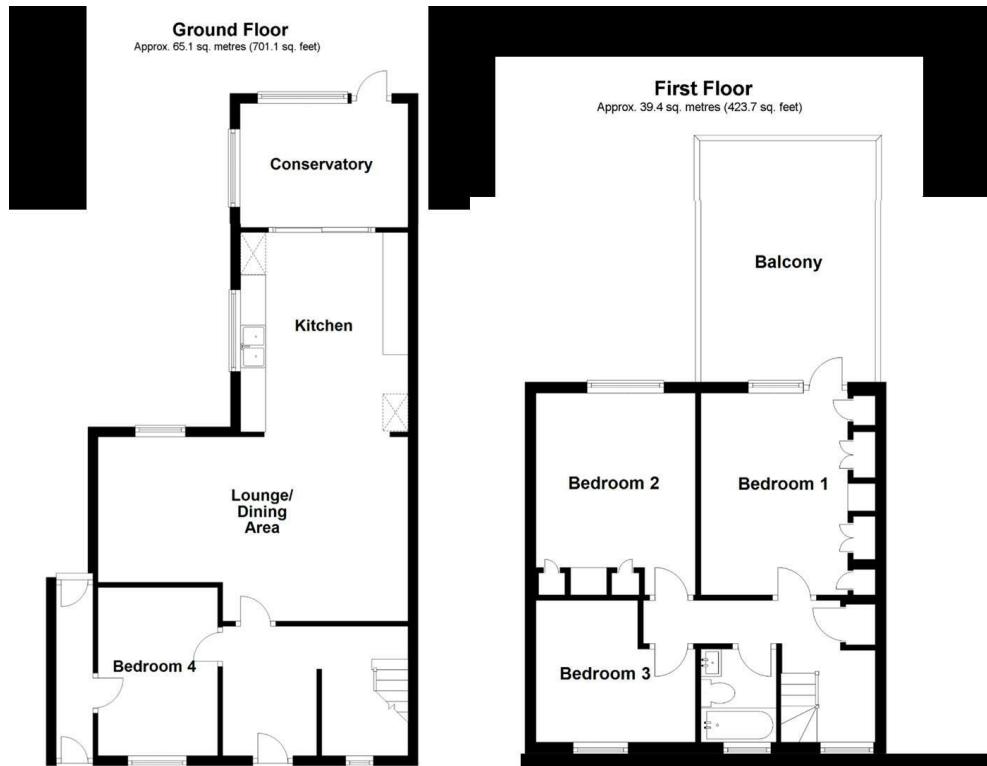
13, Northdown Road, Newhaven, BN9 9JB



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## inbrief...

Phillip Mann Estate Agents delighted to offer for sale this spacious four bedroom semi-detached house. The property benefits from gas central heating, double glazing and viewings are recommended!

The property is accessed via part glazed entrance door leading into spacious entrance hall with understairs storage cupboard. The generous size lounge-diner has laminate flooring, a window overlooking the rear and plenty of space for a dining set. An opening leads to the kitchen, this room is fitted with a range of wood fronted wall and base units incorporating a selection of cupboards and drawers. There is appliance space for a range cooker, American style fridge-freezer, washing machine and dishwasher. Doors lead to the rear conservatory with windows and doors overlooking and affording access to the rear garden.

There is the benefit of a ground floor bedroom four which is carpeted and has a window overlooking the front and door to side conservatory. Completing the downstairs is a recently fitted cloakroom which has a low level WC and wash hand basin.

Stairs rise to the first floor landing giving access to the loft and the remainder of the accommodation. Bedroom one is a good size double with built in wardrobes and a door leading to the large balcony which has far reaching sea views. Bedroom two, again, a double is carpeted and overlooks the rear. Bedroom three, is carpeted and overlooks the front. The family bathroom completes the accommodation and is fitted with a panelled bath with mixer tap and shower over, vanity style wash basin and low flush WC. This room is fully tiled and has a frosted window to the front.

Outside, the sunny rear garden is a good size which is mainly laid to patio and artificial lawn. There is a brick built storage shed which has power and light. The front is arranged as off road parking.



Energy Rating D

Council Tax Band C

## moreinfo...



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