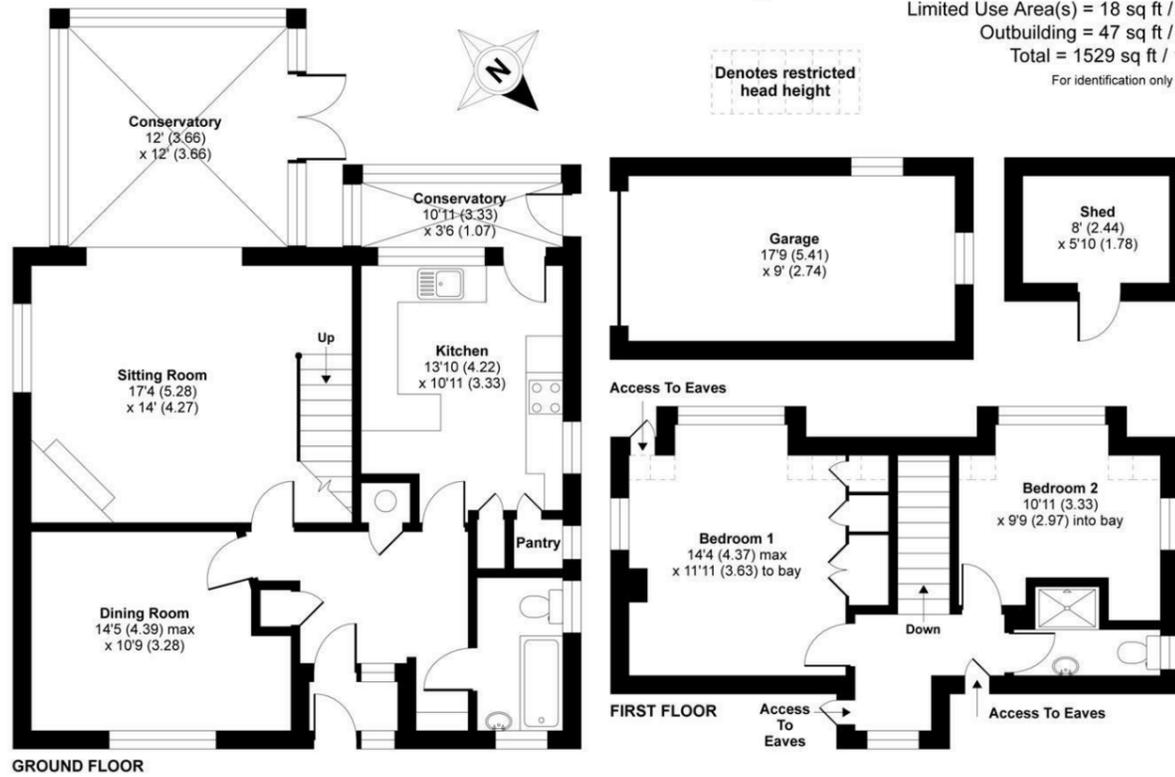


## Fairholme Road, Newhaven, BN9

Approximate Area = 1464 sq ft / 136 sq m (includes garage)  
Limited Use Area(s) = 18 sq ft / 1.7 sq m  
Outbuilding = 47 sq ft / 4.3 sq m  
Total = 1529 sq ft / 142 sq m  
For identification only - Not to scale

Denotes restricted head height



## localknowledge...

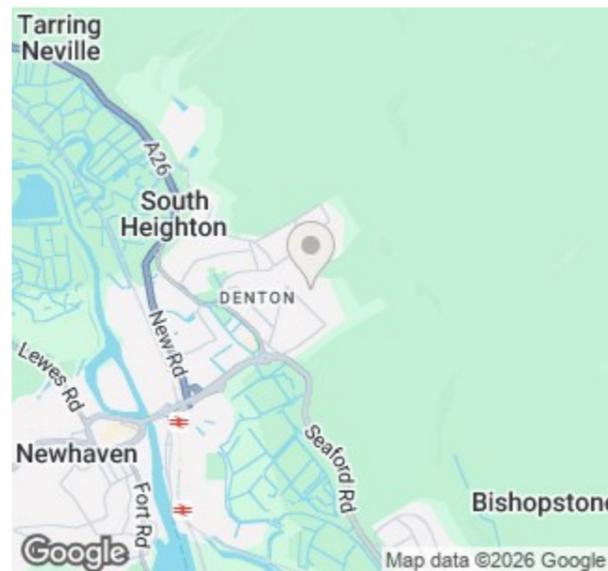
Positioned on top of Mount Pleasant in Denton, the property is in a prime position to enjoy Downland walks. Newhaven port has a ferry link to the French port of Dieppe and the town centre itself has a range shops and cafes with further facilities including public swimming pool, various bus and train links to Brighton, Lewes and Eastbourne.

## moreinfo...

Phillip Mann Newhaven Office

16 Bridge Street, Newhaven, BN9 9PJ  
01273 517517

To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)



we do more...  
keeping customers happy

# No.1 sellers

in Seaford, Newhaven and Peacehaven

# 3 BED

# Three Bedroom House With Views - No Chain

20, Fairholme Road, Newhaven, BN9 0NZ



## Price £449,950

Freehold

# phillipmann

we do more

## inbrief...

A three bed detached house located in a sought after location. The property has accommodation to include kitchen/breakfast room, lounge, conservatory, dining room/bedroom three, ground floor bathroom, two double bedrooms and shower room. Outside there is a generous front and rear gardens along with off road parking and garage.

<b>Style:</b>	Detached House
<b>Bedrooms:</b>	Three
<b>Reception rooms:</b>	Two
<b>Area:</b>	1464 Sq Ft / 136 M Sq
<b>Outside:</b>	Front & Rear Garden
<b>Parking:</b>	Garage & Ample Off Road Parking
<b>Energy rating:</b>	D
<b>Council Tax Band:</b>	D

## moredetail...

Phillip Mann estate agents are delighted to offer for sale this three bedroom detached house located on Mount Pleasant. The property offers good size accommodation throughout and is being sold with no ongoing chain.

The property is accessed via a porch with a door which leads into the good size entrance hall. There are several built in cupboards, laminate flooring and doors which lead onto the accommodation. The lounge is a stunning bright room which has a feature open fire with tiled hearth and wooden surround. There is laminate flooring and access onto a large conservatory which has windows to all sides and overlooks the rear garden.

Moving through, the kitchen is fitted with a range of wall mounted cupboards and drawers with a built in sink unit. there is a built in oven and spaces for all of the modern day appliances. The room is finished off with two storage cupboards, part tiled walls and a window overlooking the rear and side. There is access to a rear porch which leads onto the garden.

There is a good size ground floor bedroom (currently being used as a dining room) which overlooks the front garden. Completing the downstairs is a family bathroom which is fitted with a paneled bath, low level WC and wash hand basin.

From the lounge, there is a stairs case which leads onto the first floor landing, here there is a window overlooking the front and eaves storage. Bedroom one is a good size double with a range of built in wardrobes and a window overlooking the rear with stunning views. Bedroom two also overlooks the rear and is a good size double. Completing this level is a shower room with WC.

Outside there is a good size secluded rear garden which is low maintenance. There is a decked area along with established trees and plants. There is access to a single garage with up and over door.

There is a large front garden and a driveway for several rears.

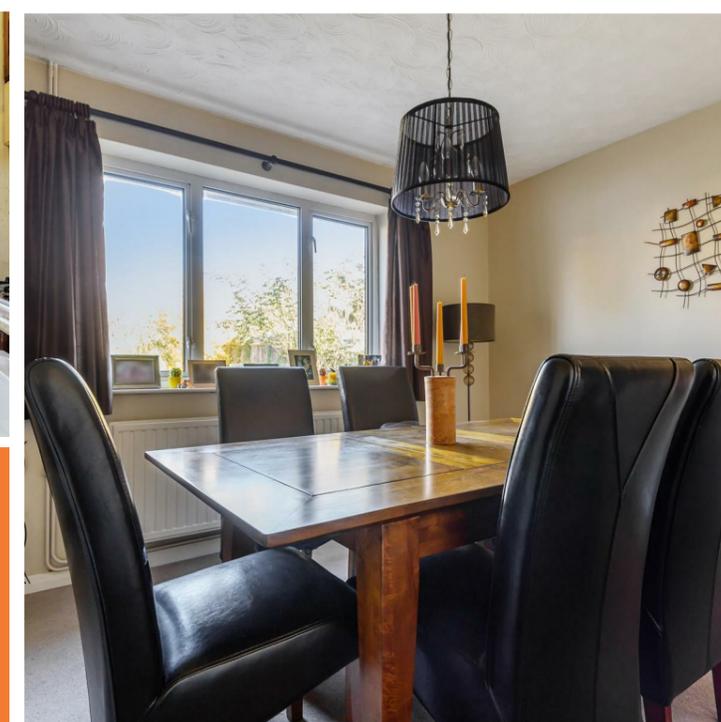
Viewing comes highly recommended.



To arrange a viewing on this stunning property, or if you would like us to value your home, please call one of the team on 01273 517517

## What the owner says...

We have loved living at the property and will dearly miss the views and the space that it offers. The walks nearby are delightful.



## Bear in mind...

The property offers scope to extend to create more accommodation if needed. Also, the property is being sold chain free!