4
BED

A Spacious Four Bedroom Semi-Detached House

22, Valley Close, Newhaven, BN9 9XS







Price £379,950

Freehold

phillipmann
we do more

theplan...

22 Valley Close, BN9 9XS

Approximate Gross Internal Floor Area = 122.62 sq m / 1320 sq ft

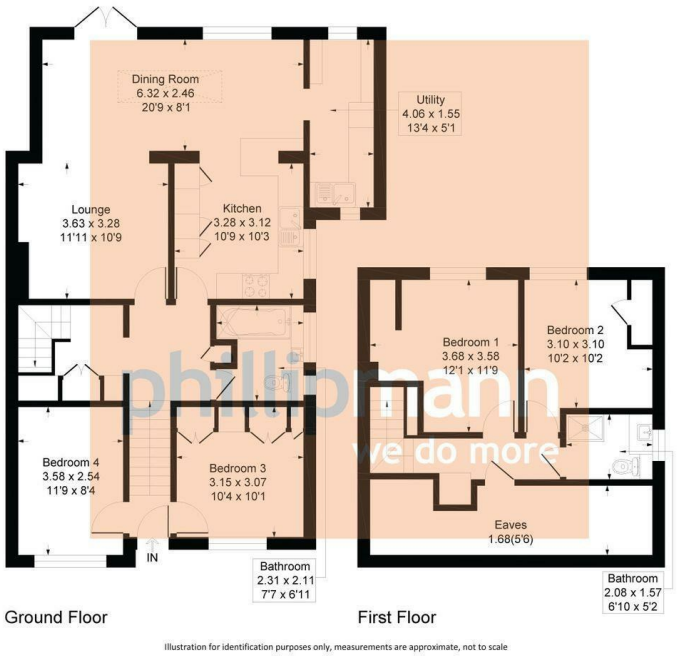


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

We are delighted to offer for sale this spacious four-bedroom semi-detached chalet, situated in a popular no-through road. The property has been much improved by the current owners over the years and offers well-presented and versatile accommodation arranged over two floors. An internal viewing comes highly recommended.

A part-glazed entrance door opens into the split-level entrance hall, which has useful storage cupboards and doors leading to the accommodation.

The lounge/diner is a delightful and bright room, featuring a wood-burning stove, ample space for a dining table and a window overlooking the rear garden. This room flows beautifully into the stunning refitted kitchen, which has been finished to a high standard. There is a good selection of wall and base units incorporating cupboards and drawers, with a sink inset into quartz worktops. Integrated appliances include a double oven, microwave and hob. The kitchen is finished with wood flooring, splashbacks and a side-facing window. From this room there is a handy utility room with appliance space.

Also on the ground floor are two double bedrooms, both overlooking the front, with the larger of the two benefiting from built-in wardrobes. Completing this floor is a family bathroom fitted with a bath, WC and wash hand basin.

From the hallway, stairs rise to the first-floor landing, which benefits from useful eaves storage and doors leading to the remaining accommodation.

Bedroom one is a good-sized room with a range of fitted wardrobes and a window overlooking the rear. Bedroom two is also a generous room with a rear aspect. Completing this floor is a refitted shower room with a built-in shower cubicle, WC and wash hand basin.

Outside, the property benefits from a good-sized rear garden, with an upper decked area leading down to a lawned section. The garden is fully enclosed by timber fencing.

To the front, there is ample off-road parking for several vehicles.





Energy Rating C

Council Tax C

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**

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK