

2  
BED

# Two Bedroom Terraced Close to Harbour

27, Gibbon Road, NEWHAVEN, BN9 9EP



Price £220,000

Freehold

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## Gibbon Road, Newhaven, BN9

Approximate Area = 780 sq ft / 72.5 sq m

Shed = 35 sq ft / 3.2 sq m

Total = 815 sq ft / 75.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Phillip Mann Estate Agents. REF: 888898

## inbrief...

Phillip Mann estate agents are pleased to offer for sale this two bedroom Victorian house located in a popular residential area close to Newhaven Marina.

The property is accessed through the front door into an entrance hall leading onto the dining room, which benefits from engineered oak floor, window overlooking the rear and provides access to the rest of the ground floor accommodation. A door leads into the living room with a continuation of oak flooring, there is a window overlooking the front and an open fire place with working woodburner. The kitchen is fitted with a range of white fronted wall and base units. There is space for a cooker and washing machine and also a built in storage cupboard, part tiled walls and a window to the side. From here there is a useful utility room and loggia leading out to the rear garden. The bathroom completes the ground floor accommodation and is fitted with a white suite to include bath with mixer tap and shower attachment, low flush toilet and wash hand basin.

Stairs rise from the dining room to a small landing with loft access. Bedroom one is a generous double room and is carpeted with a double glazed window overlooking the front. Bedroom two is again a good sized double with a door leading onto the study/bedroom three which has a built in cupboard housing the boiler. A double glazed window overlooks the rear.

The rear garden is arranged for ease of maintenance consisting of block paving with an arrangement of flower and shrub beds complete with a timber shed and rear access gate.

Also to add the boiler is a year old and still within warranty (4years warranty remaining).

Contact Phillip Mann today to arrange a viewing.



Energy Rating C

Council Tax Band B

## moreinfo...



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