

3  
BED

# A Three Bedroom Family House - No Ongoing Chain

6, Ash Walk, Newhaven, BN9 9XH



Price £259,950

Freehold

**phillipmann**  
we do more

[www.phillipmann.com](http://www.phillipmann.com)





## inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this well presented three bedroom end terrace house situated in a quiet residential area. The property benefits from gas central heating, double glazing and viewings come highly recommended.

The property is accessed via part glazed entrance door leading into entrance hall, here there is plenty of storage and access to the ground floor accommodation. The lounge is a generous size which is carpeted and has a window overlooking the front. The kitchen/breakfast room is a good size and has been refitted with a range of wall and base units incorporating a selection of cupboards and drawers. There is space for all modern day appliances to include cooker, fridge/freezer and washing machine. A window overlooks the rear and there is space for a table and chairs. The ground floor is a separate cloakroom fitted with low flush WC and wash hand basin. Completing the inside is a large sun room/study which overlooks the rear garden.

Stairs rise to the first floor landing which has an airing cupboard and access to the loft. The main bedroom is a generous double which is carpeted and has a window overlooking the rear. Bedroom two, again, a double is carpeted and has window to the front. Bedroom three, a good size single and overlooks the front. The family bathroom is fitted with a paneled bath with mixer tap and shower over, low flush WC and wash basin.

Outside, there is a low maintenance rear garden with a gate to the rear.

Located in Newhaven, this property benefits from a peaceful neighborhood while still being within easy reach of local amenities, schools, and transport links.



Energy Rating C

Council Tax B

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)