

3  
BED

# A Stunning Three Bedroom Bungalow With Garage

8, Metcalfe Avenue, Newhaven, BN9 9XP



Price £305,000

Freehold

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8 Metcalfe Avenue, BN9 9XP

Approximate Gross Internal Floor Area = 80.91 sq m / 871 sq ft

Garage Area = 13.72 sq m / 148 sq ft

Total Area = 94.63 sq m / 1019 sq ft

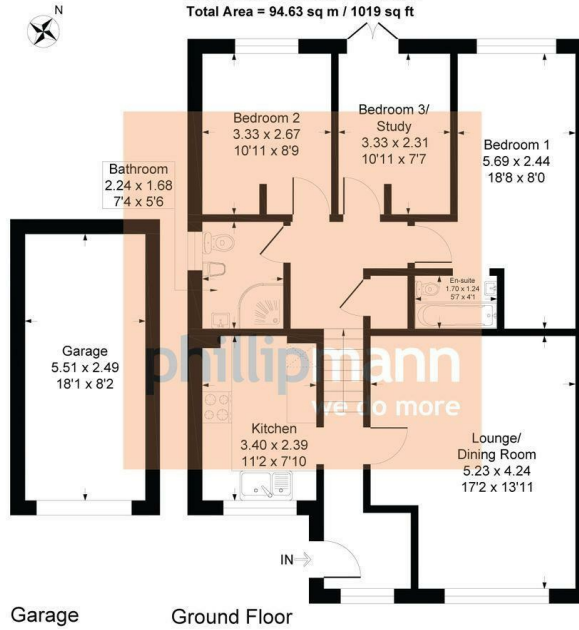


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

Phillip Mann Estate agents are delighted to offer for sale this lovely three bedroom semi-detached bungalow located in Metcalfe Avenue. The property has been well looked after and backs directly onto farmland.

A part glazed door gives access to the entrance hall where there are doors leading to the accommodation. The lounge/diner is a lovely sized room which has a large window overlooking the front enjoying an open view. Adjacent is a well fitted kitchen with cupboards and drawers. There is a sink unit which is set into worktops and along with a built in oven and hob. There is ample appliance space and a window overlooks the front of the property.

From the entrance hall, a few steps lead up to an upper landing which has a storage cupboard and doors which lead to rest of the accommodation. Bedroom one is a good size room overlooking the back and has a built in wardrobes and a door leading to a ensuite bathroom with bath and WC. Bedroom two and three are both good size doubles and overlook the rear garden. Completing the inside is a refitted shower room with a shower cubicle, low level WC, bidet and a wash hand basin.

Outside there is a delightful rear garden which has been landscaped with a lower decked area with steps leading to a main area of garden. The garden is well shocked with flowers, plants and shrubs.

The front has off road parking and access to a single garage with power.



Energy Rating C

Council Tax Band C

moreinfo...



Phillip Mann Newhaven Office  
16 Bridge Street, Newhaven, BN9 9PJ  
01273 517517

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