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BED

# One Bedroom First Floor Flat Close To Town

40a, South Road, Newhaven, BN9 9QJ



Offers Around £145,000

Share of Freehold

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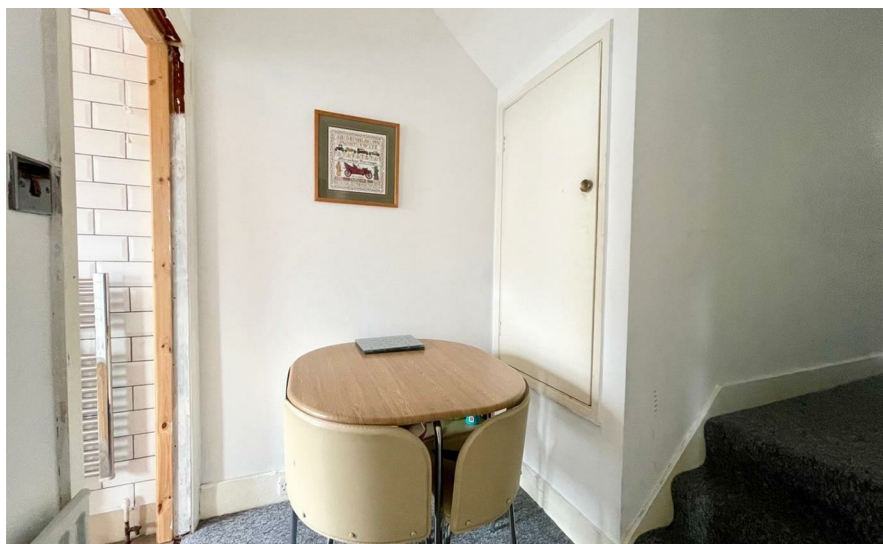
## inbrief...

Phillip Mann estate agents are pleased to offer for sale this first floor one bedroom flat located in this Victorian building. The property offers good size accommodation and a viewing come highly recommended.

A communal entrance door is access via a external staircase which leads to the the communal entrance hall. Here there is a private entrance door to the flat.

The kitchen is a good size room which has been refitted with a range of wall and base units which includes a selection of cupboards and drawers. There is a built in sink unit which is set into worksurface and there is appliance space to include cooker, washing machine and fridge/freezer. The room is compete with a wall mounted boiler, part tiled walls and a window overlooks the side towards Newhaven Harbour. From here, there is a an inner hallway which has a storage cupboard and doors which lead to the remainder of the accommodation. The lounge is a generous size room which has a bay window and overlooks the front. There is a good size double bedroom which has a range of built in wardrobes and a window overlooking the rear. There is a refitted bathroom which has a paneled bath with shower over and wash hand basin. The room is complete with tiled walls with a window to the front. Completing the property is a separate WC.

The property is being sold with a new 999 year lease, share of the freehold and low maintenance costs.



Energy Rating C

Council Tax Band A

moreinfo...



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