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56, Lawes Avenue, Newhaven, BN9 9SB



£1,400 Per Month

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## inbrief...

Phillip Mann estate agents are delighted to offer for rent this well presented three bedroom Victorian house located in Lawes Avenue.

A part glazed entrance door gives access to hall where there is laminate flooring and doors which lead to the downstairs accommodation. The lounge/diner is a lovely bright through room which has laminate flooring, open decorate fireplace and a bay window overlooking the front. The kitchen has a range of fitted wall and base units which incorporates a selection of cupboards and drawers. There is a built in oven, gas hob, sink unit and built in fridge. A door leads into a large side utility room which has ample space for appliances. Completing the downstairs is the family bathroom which has a fitted bath, low level WC and wash hand basin.

Bedroom one is a lovely generous size room which has a range of built in wardrobes and a bay window overlooking the front. Bedroom two and three both overlook the rear which are both good sizes.

Outside there is a low maintenance rear garden which is timber fence enclosed and a gate gives access to the rear lane.



Energy Rating D

Council Tax Band B

moreinfo...

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