

**3**  
BED

# A Stunning Semi-Detached House - No CHAIN

3B, Mount Road, Newhaven, BN9 0LR



Offers Over £320,000

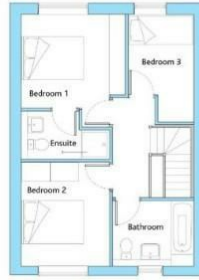
Freehold

**phillipmann**  
we do more

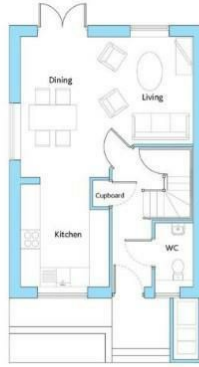
[www.phillipmann.com](http://www.phillipmann.com)

## Floor Plans

Typical 3 Bedroom House Layout



First Floor



Ground Floor

## inbrief...

Phillip Mann estate agents are delighted to offer for sale this modern family house which is located in a convenient location. The property is in excellent order and is being sold with NO ONGOING CHAIN.

A part glazed entrance door gives access to the entrance hall. Here there are several storage cupboards, wood flooring and a glazed door which gives access to the lounge/diner. This is a stunning room with the continuation of the wood flooring, a window overlooks the side and patio doors gives access onto the rear garden. An opening gives access to the well appointed kitchen which is fitted with a range of a wall and base units which incorporates a selection of cupboards and drawers. There is a built in sink unit which is set into work-surface and there is a built in fridge, freezer, double oven, four ring gas hob with extractor hood above and dishwasher. The room is complete with tiled flooring and a window overlooks the front. Completing the ground floor is a downstairs cloakroom fitted with a low level WC and wash hand basin.

The first floor landing has loft access, storage cupboard and doors which leads to the remainder of the property. The master bedroom is a good size double which overlooks the rear and there is access to an en-suite shower room. Bedroom two is a further double and overlooks the front. Bedroom three is a good size single and overlooks the rear. Completing the inside is a family bathroom which is fitted with a paneled bath with shower over, low level WC and wash hand basin.

Outside there is a good size rear garden with a decked area which leads onto a good size lawn. There is side access and the garden is fence enclosed. The front has off road parking and a pathway to the front door.

Mount Road is located on the outskirts of Newhaven within easy walking distance of the coast via a footpath or cycle path. There is a local shopping parade and bus routes to Eastbourne & Brighton are within a stones throw away.

Annual service charge £250



Energy Rating B

Council Tax Band C

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)