

4

BED

Four Bedroom Victorian House - No Chain

91, Lewes Road, Newhaven, BN99SH



Offers Around £360,000

Freehold

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91 Lewes Road, BN9 9SH

Approximate Gross Internal Floor Area = 118.23 sq m / 1273 sq ft
 Outbuilding Area = 7.09 sq m / 76 sq ft
 Total Area = 125.32 sq m / 1349 sq ft

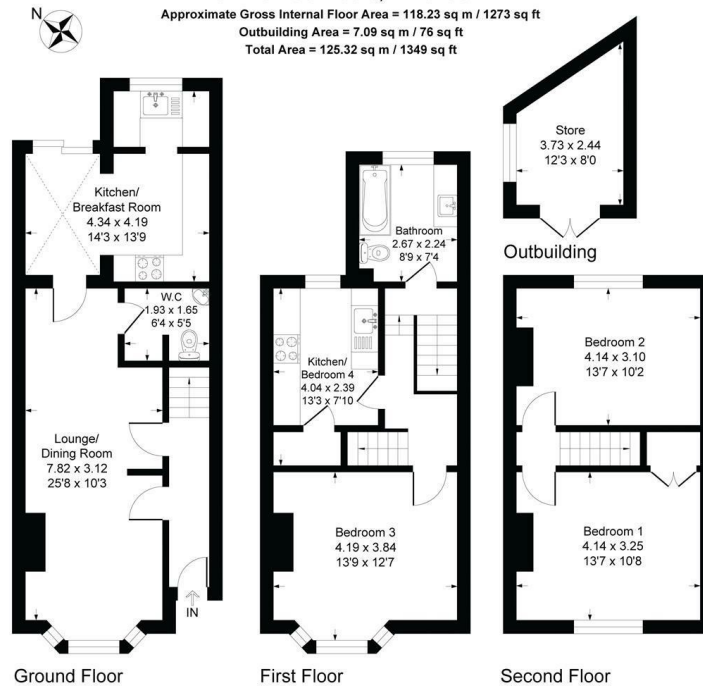


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

Phillip Mann estate agents are delighted to offer for sale this spacious four bedroom Victorian House located in a popular location. The property is arranged over three floors and is being sold with No Ongoing Chain.

A part glazed entrance door gives access to the entrance hall which gives access to the accommodation. The lounge/dining room is a generous size room which has a bay window overlooking the front. The dining area has wood flooring and ample space for a table. From this room there is access to a kitchen/breakfast room which is fitted with a range of cupboards and drawers. There is a built in sink unit, cooker space and further appliance space. A window and patio doors gives access and overlooks the rear garden. Completing the ground floor is a cloakroom which is fitted with a low level WC and wash hand basin.

Moving up to the first floor, bedroom one is a generous size which overlooks the front. Bedroom two (currently arranged as a further kitchen) which overlooks the rear. Completing this level is a family bathroom which is fitted with a paneled bath with shower over, low level WC and wash hand basin with storage below.

Completing the property are two further double bedrooms located on the second floor.

Outside there is a low maintenance rear garden with a large storage shed with power and light.

For the attention of potential investors :
 The property has an EPC rating of C.
 There is lapsed planning permission for "Conversion of house into ground floor flat and first and second floor maisonette LW/13/0465."

Lewes Road is within easy walking distance to local schools, bus routes and Newhaven Town Centre. Newhaven train station can be found within half a mile which provides a regular service to Lewes, Brighton and connections to London.

Contact Phillip Mann to arrange a viewing.



Energy Rating Band C

Council Tax Band C

moreinfo...



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