



localknowledge...

Positioned on one of Newhavens premier roads, the property is close to local school with the harbour and local shop just a few minutes walk away. Newhaven port has a ferry link to the French port of Dieppe. The town centre itself has a range shops and cafes with further facilities including public swimming pool, various bus and train links to Brighton, Lewes and Eastbourne.



moreinfo...

Newhaven Office Office

Riverside House, 16 Bridge Street, Newhaven, East Sussex,
01273 517517

To see more details on this & all our homes go to
www.phillipmann.com



we do more...
keeping
customers
happy

No.1
sellers
in Peacehaven to
Seaford areas

99%
would
recommend us

In a recent survey of our clients, 103 out of
104 respondents said they'd recommend us.

Price £345,000
Freehold

phillipmann
we do more

inbrief...

Detached Family House backing directly onto open farmland. Lounge 17'1 x 11'1, Study 10'9 x 8'7, Kitchen/ Dining Room 15'9 x 10'8, Cloakroom, Bedroom One 15'1 x 11'8, Ensuite Shower Room, Bedroom Two 11'1 x 10', Bedroom Three 11'1 x 8'6, Bedroom Four 14'4 x 7'7, Family Bathroom.

Style: Modern Detached House
Bedrooms: Four Doubles
Reception rooms: 2
Area: 1313 Sq Ft / 122M Sq
Outside: Lovely Rear Garden
Parking: Garage and Off Road Parking
Energy rating: C
Council Tax Band: E

more detail...

This spacious four bedroom detached family home backs directly onto fields and offers good sized accommodation throughout.

As soon as you walk into the entrance hall you will notice the property is split level, which really adds to the character and gives the feeling of even more space. The good sized kitchen/dining room is on the right and has a good range of light fronted wall and base units as well as ample appliance space. There is plenty of room for a dining table and the double glazed window offers distant views towards Downland. A handy cloakroom/WC and access to the integral garage are also on this floor. A short flight of stairs lead up to the main living area where a good sized lounge overlooks the delightful rear garden and being west facing enjoys huge amounts of sunlight. A study comes off the lounge area and could easily be a separate dining area or even a fifth bedroom. Leading up another few steps you will come to the first of the four bedrooms. The master is a very good sized double with a range of built in wardrobes and extremely useful ensuite shower room. A further three double bedrooms offer good space and room for wardrobes, and all enjoy views across farmland or towards Downland. The family bathroom is fitted with a white suite and is fully tiled making it feel light, airy and modern. The west facing rear garden is mainly laid to lawn with flower and shrub beds and has a patio area which is the perfect place for sitting in the summer evening sun. Having direct access to fields at the rear, this is the perfect location for dog walkers and cliff top walks lead all the way through to Peacehaven and beyond.

The front of the property has been laid out to offer off road parking for several vehicles and leads to the integral garage which, having power, light and internal access, could easily be converted into another room if needed.

This modern house is considered to be in good order throughout and must be viewed to be fully appreciated by the owners sole agents.

What the owner says...

" After living at the property for the last 15 years, the view out back on to the fields is something we will truly miss"



If you would like to discuss this property in more detail, or would like to arrange a viewing then you are welcome to contact Paul, Nick, Chloe or Matt on 01273 517517.



Bear in mind...

Although this family home consists of split level accommodation, we believe it works really well and offers a good contrast between spaces.