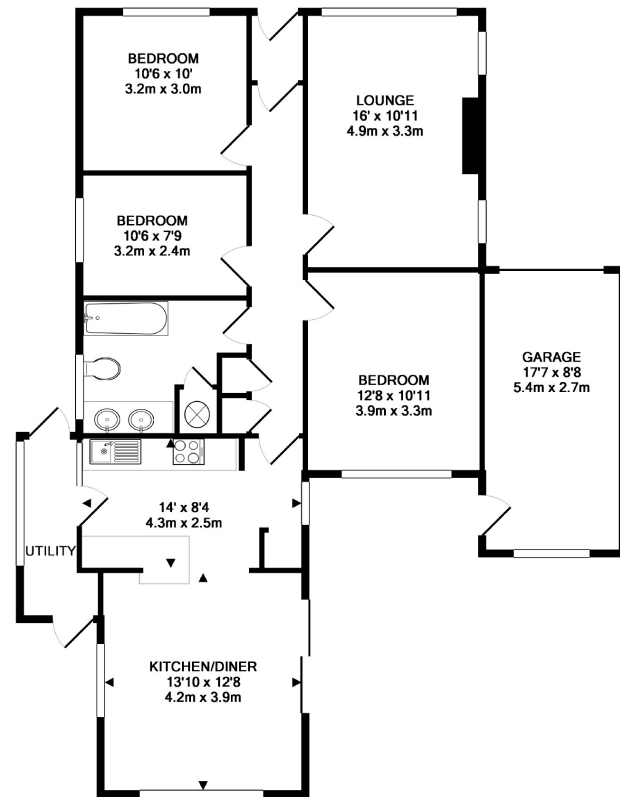


theplan...



TOTAL APPROX. FLOOR AREA 1163 SQ.FT. (108.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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localknowledge...

Wellington Road is located in Denton Village which is within a short walk of Denton Primary School and 0.7 miles from Denton Corner which provides bus routes to Brighton, Seaford and Eastbourne. The South Downs is located behind the property and provides fantastic country side walks.

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



3
BED

A Large Detached Bungalow In Denton

25 Wellington Road, Newhaven, BN9 0RD



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Seaford areas

99%
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In a recent survey of our clients, 103 out of
104 respondents said they'd recommend us.

Price £329,950
Freehold

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inbrief...

A large detached bungalow situated in a popular location in Denton Village. The property backs directly onto the South Downs and has features to include triple aspect lounge, open/plan kitchen diner, three good sized bedrooms and a family bathroom. Benefits include gas fired central heating, upvc double glazed windows, off road parking for several vehicles, garage, landscaped rear garden and front garden. Viewing is highly recommended by owners Sole Agents.

Style:	Detached bungalow
Bedrooms:	3
Reception rooms:	2
Area:	1163 Sq ft/108Sq m
Outside:	Landscaped rear garden
Parking:	Off road parking & Garage
Energy rating:	D
Council Tax Band:	D

moredetail...

Phillip Mann estate agents are pleased to offer this deceptively spacious three bedroom detached bungalow located in Denton Village which backs directly onto the the South Downs.

The entrance hall offers the feeling of space which carries on throughout the bungalow. The first room you reach is the triple aspect lounge which is a lovely bright room. Decorated in a modern way there is a feature electric fire which is a great focal point of the room. Moving through the property, bedroom one is located at the rear which overlooks the rear garden, there is space for a double bed and bedroom furniture. Bedroom two is located to the front and has an open feel and again has space for a double bed and bedroom furniture. Bedroom three is a good size single, perfect for a child bedroom/office. The bathroom is a great size and has a fitted suite to include panelled bath with thermostatic shower over, low level WC and a fitted unit incorporating 'his and hers' sinks.

Finishing off the property is a fantastic kitchen/diner which is great for entertaining. The kitchen area has fitted units incorporating a selection of cupboards and drawers and has built in electric oven and four ring gas hob with filter hood above. There is space for fridge/freezer and a cupboard concealing the gas boiler. There is access to a small utility area where you will find plumbing and space for a washing machine and tumble drier. The dining area is a great space with plenty of natural light flooding in and windows overlooking the rear garden.

Outside there is a landscaped rear garden which provides a great degree of privacy. There is a large decked area and steps leading up to several lawn areas with raised flower beds, timber shed and pergola.

The front garden is open plan with lawn and flower beds. There is off road parking for several vehicles and a garage with power and lighting.

What the owner says...

We have loved living at the property and will especially miss the rear garden which is perfect for entertaining.



To arrange a viewing or find out more information about the property please contact the Newhaven office on 01273 517517.



Bear in mind...

The property is very deceptive so we do recommend a viewing to appreciate the accommodation that it offers.