

**3**  
BED

# Detached Bungalow On Large Plot

24 Avis Road, Newhaven, BN9 0PN



**Price £320,000**  
Freehold

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## inbrief...

Phillip Mann estate agents are delighted to offer for sale this detached Bungalow situated in a convenient location close to mainline bus routes to Brighton and Eastbourne, Newhaven train station, a Sainsburys supermarket and easy access to the A27.

The property, which is being offered for sale with 'No Chain' is on a good sized plot and accessed via a useful porch into the hallway which has loft access and leads to all the accommodation. The lounge has a brick built fireplace with an open fire and double glazed windows to the front and side. The kitchen is fitted with light fronted, wall and base units and has space for cooker, washing machine and fridge freezer. There is a useful larder cupboard and windows which overlook the rear and side. A door affords access to the rear garden.

Bedroom one is a good sized double room with a built in storage cupboard and double glazed bay window overlooking the front of the property. Bedrooms two and three are single rooms with windows overlooking the side and rear of the property. The bathroom is fitted with a suite comprising of a bath, low flush toilet and wash hand basin.

The rear garden is a good size measuring approximately 100 feet in length and has a range of trees and shrubs. The front garden is hedge enclosed and is mainly laid to lawn with flower and shrub beds. 24 Avis Road is situated in an extremely convenient location and has the possibility of creating off road parking. This property has huge potential and is being offered for sale with 'No Chain', viewing is highly recommended.

Lounge 15'1 x 11'9, Kitchen 12' x 12', Bed One 13'3 x 12'2, Bed Two 10'10 x 5'9, Bed Three 7'7



Energy Rating Band D

Council Tax Band D

moreinfo...

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