

**3**  
BED

# Modern and Refurbished Family Home

34 Fullwood Avenue, Newhaven, BN9 9SP



**Price £249,950**  
Freehold

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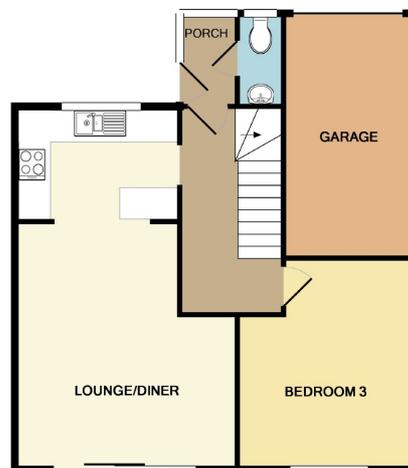


## inbrief...

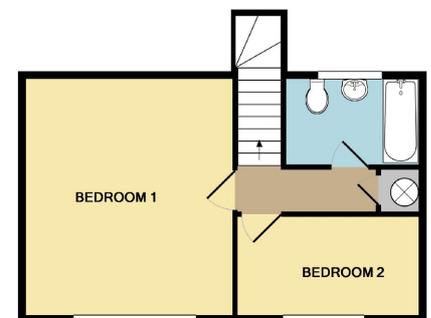
Phillip Mann estate agents are pleased to offer for sale this much improved three bedroom semi-detached house. The property is accessed via a part glazed entrance door which leads into a large entrance porch with tiled floor. The entrance hall has a handy understairs area and doors leading to the downstairs accommodation. The open plan lounge/kitchen is a lovely double aspect room which overlooks the rear garden. The kitchen area has a range of modern fronted wall and base units with cupboards and drawers. There is a built in four ring gas hob with filter hood above, built in electric oven and space for upright fridge/freezer. A sink unit is set into solid wood worksurface with a window overlooking the front. The lounge area is generous size with plenty of space for furniture and large patio doors gives access to the rear garden. There is a large ground floor bedroom with plenty of space for a double bed and wardrobes which overlooks the rear. Completing the downstairs is a cloakroom which is fitted with a low level WC and wash hand basin. The first floor landing has a large airing cupboard and doors leading to the remainder of the accommodation. Bedroom one is a good sized double which overlooks the rear. Bedroom three is good size single, perfect for a nursery which also overlooks the rear garden. Completing the property is a refitted bathroom with a white suite to include panelled bath with mixer tap and electric shower, pedestal wash hand basin and low level WC. Outside is a landscaped rear garden with lower patio area and steps leading to an area of grass. The garage has power, light and up and over door. There is off road parking for several cars. Fullwood Avenue is located in a popular residential area being close to Meeching primary school and bus routes to Eastbourne, Seaford & Brighton. Newhaven train station can be found 0.7 miles away which provides a regular service to Lewes, Brighton & connections to London.



## theplan...



GROUND FLOOR  
APPROX. FLOOR  
AREA 653 SQ.FT.  
(60.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 393 SQ.FT.  
(36.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1046 SQ.FT. (97.2 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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Energy Rating Band - D

Council Tax Band - C

moreinfo...

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