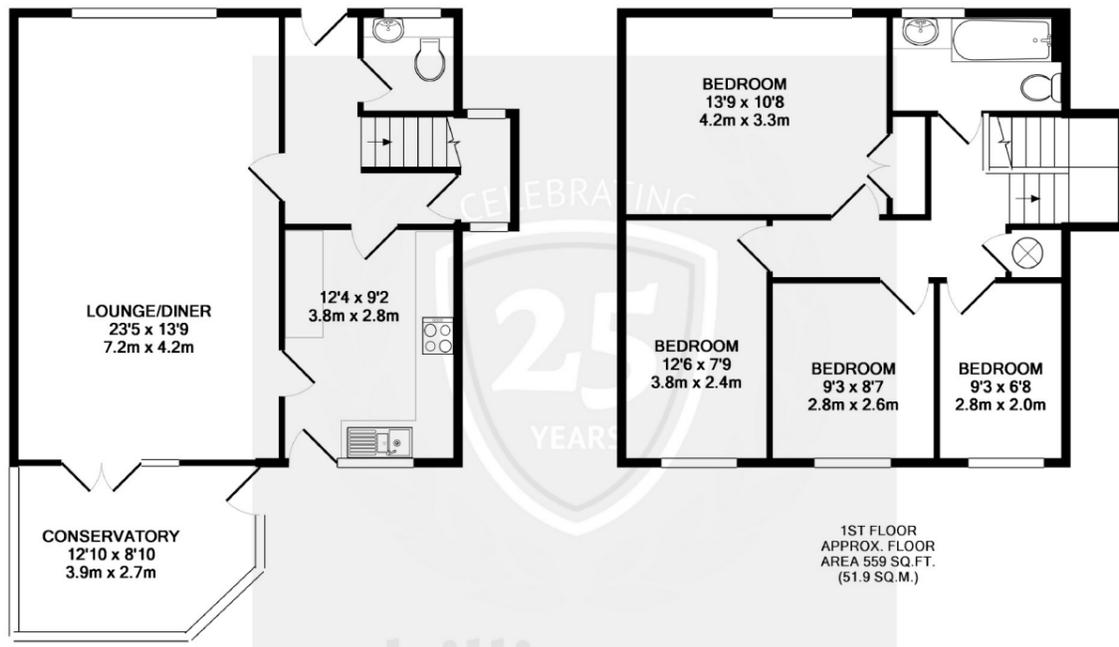


# theplan...



GROUND FLOOR  
APPROX. FLOOR  
AREA 670 SQ.FT.  
(62.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 559 SQ.FT.  
(51.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1229 SQ.FT. (114.2 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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# localknowledge...

Situated in a sought after close in Denton Village the property has a private feel about it but being within close walking distance to local schools and bus routes to local major towns. Not forgetting the south downs is on your door step providing excellent countryside 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](http://www.phillipmann.com)

4  
BED

Secluded Position In Heart Of Denton Village  
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## inbrief...

A four bedroom semi-detached house situated in a much sought after location in the heart of Denton Village. The property, which has been recently renovated, has accommodation to include open plan lounge/dining room, conservatory, modern refitted kitchen, downstairs cloakroom, four bedrooms and family bathroom. Benefits include gas fired central heating, double glazed windows, low maintenance rear garden, off road parking and garage. Viewing is highly recommended by owners sole agents.

<b>Style:</b>	Semi-Detached House
<b>Bedrooms:</b>	4
<b>Reception rooms:</b>	2
<b>Area:</b>	1229 sq ft/114.2
<b>Outside:</b>	Low Maintenance
<b>Parking:</b>	Off Road Parking & Garage
<b>Energy rating:</b>	C
<b>Council Tax Band:</b>	D

## more detail...

Positioned in a stunning location in a secluded close in the heart of Denton Village, this four bedroom semi-detached house is perfect for all the family.

The property has its own garage and driveway and a pretty front garden area greets you before entering the house. The hallway has an Oak wood floor and a very handy storage cupboard. Moving through, the open layout of the lounge/dining room gives a fantastic feeling of space, with a large window overlooking the quiet and pretty close. Again, an Oak wooden floor runs throughout the room which has ample furniture space to include room for a good sized dining table. There is access to the kitchen as well as the conservatory which is at the rear of the property. This peaceful room has large double glazed windows which offer a lovely view of the secluded rear garden. There is central heating, a tiled floor and plenty of seating space. The modern kitchen has been refitted with a range of light fronted wall and base units and includes integrated appliances such as electric oven and gas hob, washing machine, fridge freezer and dishwasher. This light and airy room is finished off with modern floor tiles, part tiled walls, inset ceiling spotlights and a double glazed window and stable door overlooking and affording access to the rear garden. Completing the downstairs is a handy cloakroom with modern white suite to include a vanity style wash hand basin and toilet with concealed cistern. The neutral carpet runs up the large staircase and into all four bedrooms upstairs. The master bedroom is a good-sized double bedroom, with a built-in double wardrobe. Bedrooms two and three are double bedrooms with bedroom four a single, all the rooms overlook the peaceful gardens and the surrounding greenery. Completing the upstairs is a modern, refitted bathroom, which has a modern feel with floor-to-ceiling white tiles and a shower over the bath. Completing the property is the delightful rear garden, which has a patio area, perfect for summer dining, before moving on to a lawn area with flower and shrub borders.

## What the owner says...

'We love the tranquil setting and the fact we are tucked out of the way yet still close to local amenities'



For further details or to arrange a viewing, please call one of the team on 01273 517517



## Bear in mind...

This property is situated in a sought after and private close in the heart of Denton Village.