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BED

A three bedroom family house

11 St Martins Crescent, Newhaven, BN9 0PH



Price £262,950
Freehold

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inbrief...

Phillip Mann estate agents are pleased to offer for sale this three bedroom family house located in a popular residential area in South Heighton. The property is being sold with vacant possession and viewing is highly recommended.

The property is accessed via a part glazed entrance door which leads into the entrance hall. There is laminate flooring and a large understairs storage area. The kitchen/breakfast room is fitted with a range of wall and base units with cupboards and drawers. A stainless steel sink unit is set into a rolled edge worksurface with spaces for cooker, washing machine, dishwasher and fridge/freezer. The room is complete with part tiled walls and a window which overlooks the front. The lounge south facing which allows the light to flood in, there is laminated floor, wall lights and large patio doors overlooking the rear garden. Completing the downstairs is a cloakroom which is fitted with a low level WC and a wash hand basin.

The first floor landing has a large storage cupboard and access to the loft space. Bedroom one is a generous double with plenty of space for a double bed and bedroom furniture. A window overlooks the rear garden and has an open view over Newhaven and towards the harbour. Bedroom two is a further double which overlooks the front. Bedroom three is a single and overlooks the rear again enjoying the views. The family bathroom completes the property which is fitted with a white suite comprising panelled bath, low level WC and wash hand basin.

Outside there is a rear garden which is mainly laid to lawn with flower beds. The front is arranged as off road parking providing parking for several cars. There is a single garage with power and light with a large storage area to the rear.



Council Tax Band C

Energy Rating Band D

moreinfo...

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