

3
BED

Spacious Family House Close To Schools

16 Northdown Close, NEWHAVEN, BN9 9HJ



Price £234,950
Freehold

phillipmann
we do more

www.phillipmann.com

inbrief...

Phillip Mann estate agents are delighted to offer for sale, this deceptively spacious terraced property, situated in a popular residential close in Newhaven.

The property, which could be the perfect buy for any first time buyer or investor, is accessed via a double glazed front into an entrance hall which has a laminate floor and two built in storage cupboards. The good sized lounge/dining room has a feature fireplace with electric flame effect fire, laminate floor and double glazed window to the front. Double glazed, sliding patio doors overlook and afford access to the rear garden. The modern kitchen is fitted with a range of light fronted wall and base units and includes an integrated electric oven with five ring gas hob and spaces for under counter fridge and freezer. There is a cupboard housing the washing machine and a double glazed window and door to the rear garden.

Stairs rise from the entrance hall to the first floor landing which has a built in cupboard and a pull down ladder to the loft which is partly boarded. The master bedroom is a good sized double room which is carpeted and has a built in double wardrobe. Two double glazed windows overlook the front garden and offer views between rooftops towards the English Channel. Bedrooms two and three, which would both take double beds, are carpeted and overlook the rear garden. The family bathroom completes the accommodation and is fitted with a white suite to include bath with shower unit over, low flush toilet and wash hand basin. The room is finished with fully tiled walls, heated towel rail and two double glazed frosted windows.

Outside, the front garden is laid to lawn and enclosed by brick walling. A passage way leads to the rear and includes a storage cupboard. The rear garden itself has a partially covered timber decked patio and steps leading up to the lawn. There is also a timber shed/workshop which has power and light points. 16 Northdown Close is situated in a convenient position which is within short walking distance of local schools, Town centre and mainline bus routes.

Lounge/Dining Room 20'2 x 10'2, Kitchen 10'8 x 8'3, Bedroom One 15'8 x 10', Bedroom Two 9'7 x 7'0, Bedroom Three 8'3 x 8'3



Energy Rating Band D
Council Tax Band B

moreinfo...

Newhaven Office Office
Riverside House, 16 Bridge Street, Newhaven,
01273 517517

To see more details on this & all our homes go
www.phillipmann.com