3
BED

A Stunning Detached Chalet With A Lovely Garden

58, Beresford Road, Newhaven, BN9 0LY







Price £459,950

Freehold

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theplan...

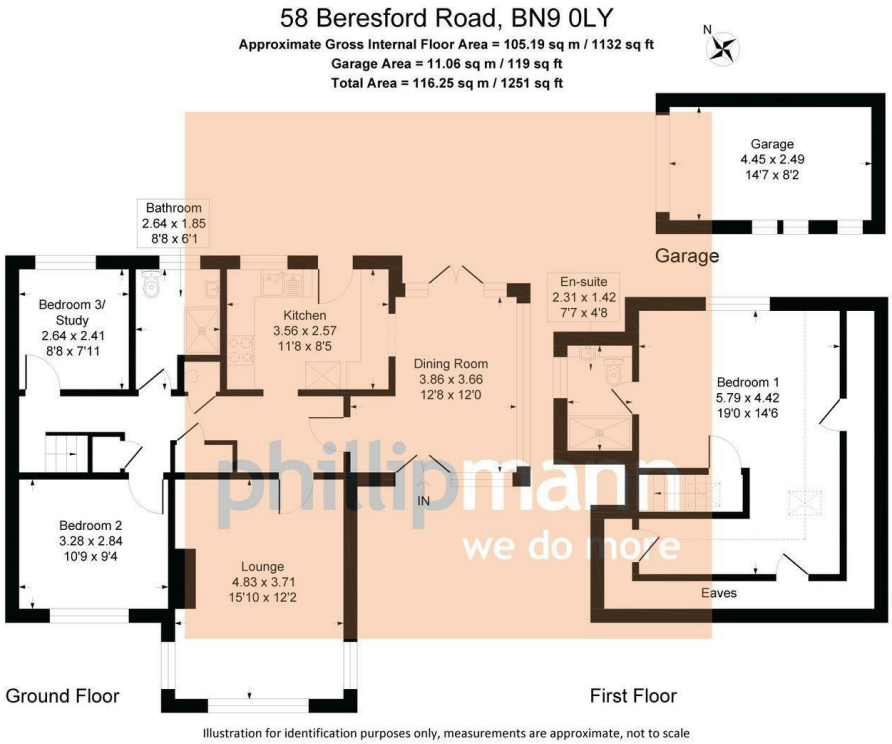


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this well-presented and extended three-bedroom detached chalet, situated in the popular Mount Pleasant area.

The property is accessed via a spacious useable conservatory, currently used by the owners as a dining room, which enjoys views across Newhaven and the rear garden. A door leads into the entrance hall, featuring solid wood flooring, two useful storage cupboards and a linen cupboard.

The generously sized lounge is the first room off the hallway and benefits from a feature cast iron fireplace with wooden surround, creating an attractive focal point. A bay window overlooks the front of the property and enjoys open views across Newhaven.

The well-appointed kitchen/breakfast room is fitted with a range of light wood-effect wall and base units, incorporating cupboards and drawers, along with a breakfast bar. There is space for a washing machine, dishwasher, cooker and fridge/freezer. A window and door overlook and provide access to the rear garden.

Also on the ground floor are two good-sized double bedrooms, both offering ample space for beds and bedroom furniture. Completing the ground floor is a large, refitted shower room, fitted with a double shower cubicle, modern wall-hung wash hand basin and low-level WC.

The first floor provides access to the master bedroom, which was converted in 2011. This is a spacious double bedroom with useful eaves storage and an open wardrobe area. The room also benefits from an en-suite shower room, fitted with a large shower cubicle with thermostatic shower, concealed WC and wash hand basin.

Outside, the property enjoys a well-maintained rear garden with a variety of established plants, shrubs and trees. There is a good-sized lawn with flower borders, a raised decked area, garden shed, feature garden pond and side access. The garden also provides access to the garage, which benefits from vehicle access via Kings Avenue.





Energy Rating C

Council Tax Band D

moreinfo...

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