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Any floor plans shown are for identification purposes only and are not to scale

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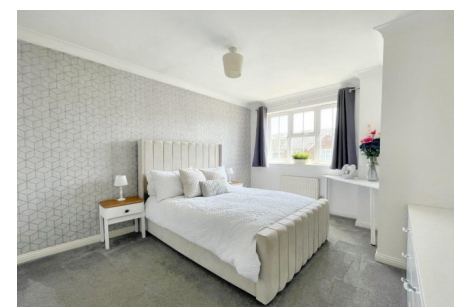
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117 Court Farm Road, Newhaven, BN9 9DY

EPC : C

£425,000



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This spacious and well presented 4 bedroom detached family house is located in a favoured position in a private cul-de-sac.

The property offers a great amount of living space with its large triple aspect lounge through dining room that lead to the conservatory that provides addition seating which over looks the well landscaped rear garden. The kitchen/breakfast room is also a good size room and is fitted with matt black units and some built in appliances. The utility room provides the option for further storage and internal clothes drying. The entrance hall gives access to the downstairs wc, integrated garage and stairs to the first floor.

The four bedrooms are all double rooms with bedroom one and two being complete with en-suite shower room/wc's both completed with white suites that comprise of a shower cubical, wc, vanity unit with wash basin. The family bathroom is also fitted with a modern white suite.

Outside: The front garden offers ample off road parking with its private drive that also allows access to the garage. The rear garden offers additional space to entertain the family and friends.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL

TRIPLE ASPECT LOUNGE/DINING ROOM 29'5" max x 10'11" max (8.96m x 3.32m)

CONSERVATORY 9'5" x 8'4" (2.87m x 2.54m)

KITCHEN/BREAKFAST ROOM 15'11" max x 10'8" max (4.85m x 3.25m)

UTILITY ROOM 8'8" x 5'2" (2.64m x 1.57m)

CLOAKROOM/WC 4'11" x 2'9" (1.49m x 0.83m)

FIRST FLOOR LANDING

SOUTH FACING BEDROOM 1 13' max x 11'4" max (3.96m x 3.45m)

EN-SUITE SHOWER ROOM/WC 7'6" into shower cubicle x 3'10" (2.28m x 1.16m)

DUAL ASPECT BEDROOM 2 12'7" max x 11'2" max (3.83m x 3.40m)

EN-SUITE SHOWER ROOM/WC 6'7" into shower cubicle x 5'10" (2.00m x 1.77m)

DUAL ASPECT BEDROOM 3 11'3" x 8'5" (3.42m x 2.56m)

BEDROOM 4 10'8" x 7'10" (3.25m x 2.38m)

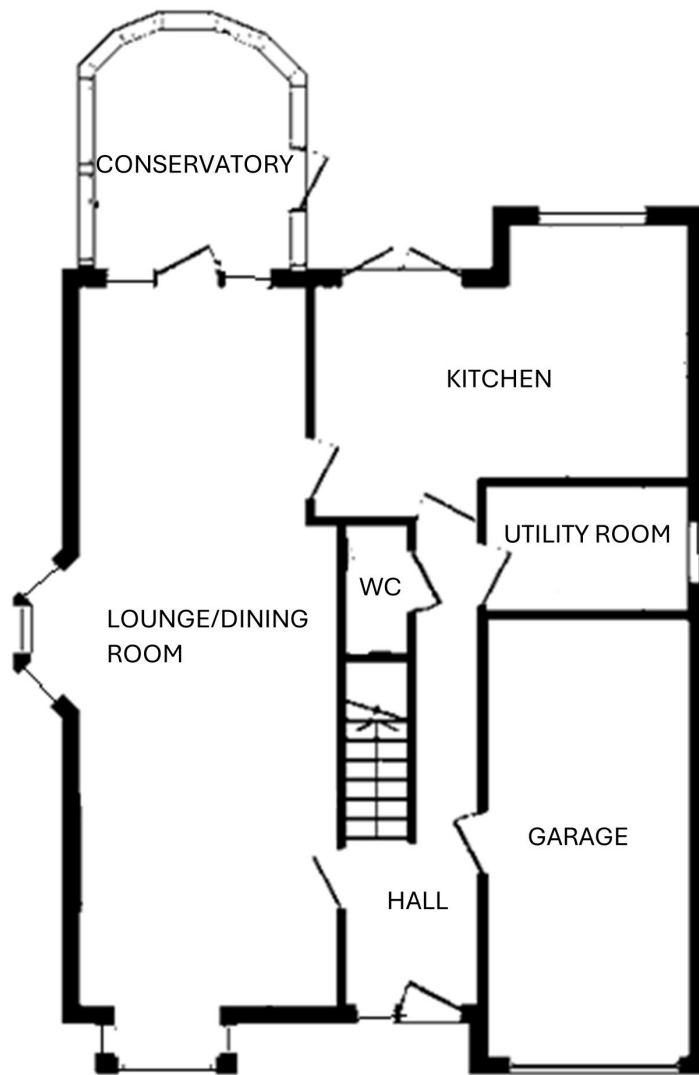
BATHROOM/WC 7'5" x 6'8" (2.26m x 2.03m)

FRONT GARDEN

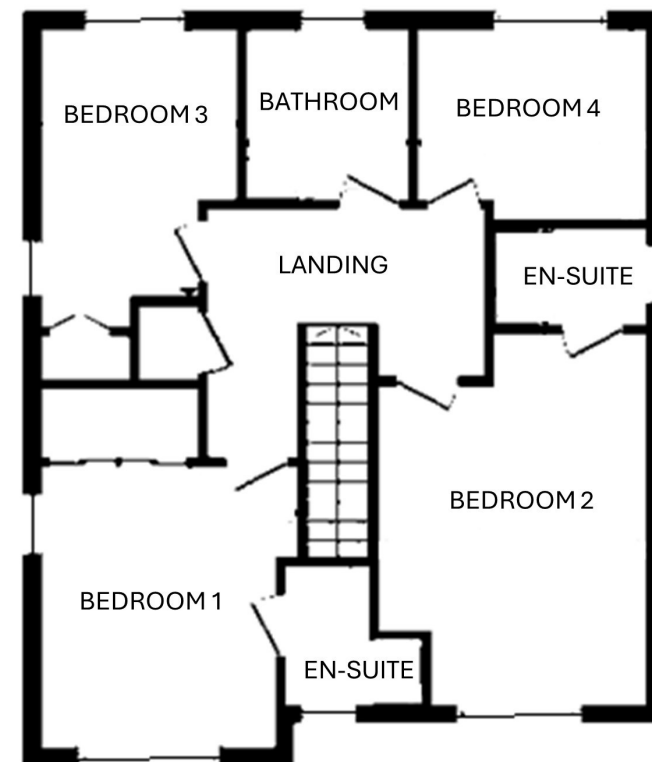
INTEGRAL GARAGE 18'4" max x 8'6" max (internal measurements) (5.58m x 2.59m)

REAR GARDEN

Council tax band: E



Ground Floor



First Floor