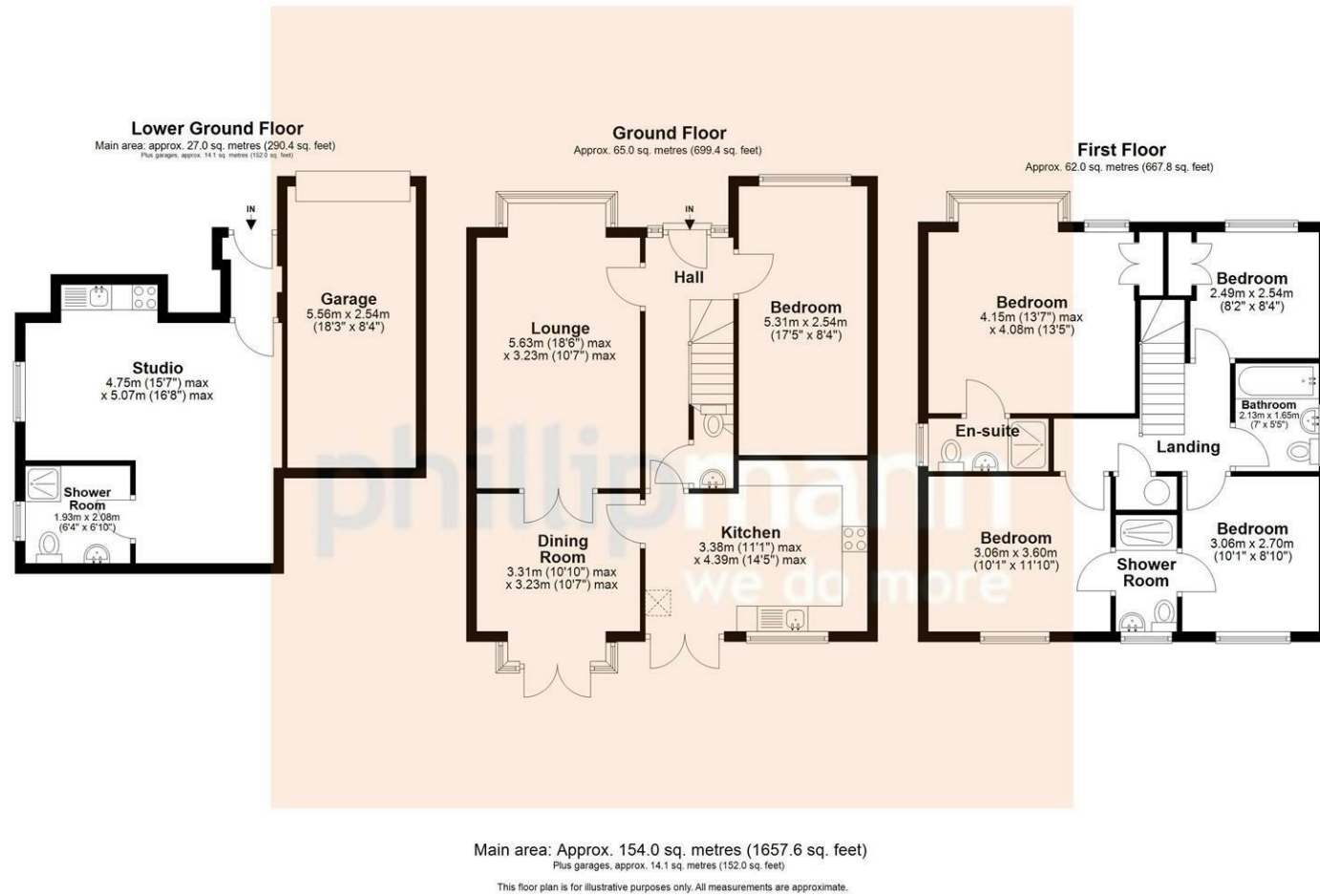


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BED

# Spacious Five Bedroom House With Studio

104, Court Farm Road, Newhaven, BN9 9HB



## localknowledge...

Positioned in one of Newhavens premier roads, the property is in a prime position to enjoy stunning clifftop walks and access to Newhaven Fort and marina. Newhaven port has a ferry link to the French port of Dieppe and the town centre itself has a range shops and cafes with further facilities including public swimming pool and various bus and train links to Brighton, Lewes and Eastbourne.

## moreinfo...

Phillip Mann Newhaven Office

16 Bridge Street, Newhaven, BN9 9PJ  
01273 517517

To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)



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# No.1 sellers

in Seaford, Newhaven  
and Peacehaven

## Price £429,950

Freehold

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## inbrief...

A modern detached property which offers spacious accommodation throughout. The property benefits from lounge, dining room, kitchen/breakfast room, family room/bedroom five, master bedroom en-suite, three further bedrooms and family bathroom. There is a downstairs studio with open-plan living room and wet room.

Style:	Modern Detached House
Bedrooms:	Five
Reception rooms:	Three
Area:	1657.6 Sq Ft / 154.0 M Sq
Outside:	Landscaped Rear Garden
Parking:	Single Garage With Parking
Energy rating:	C
Council Tax Band:	E

## moredetail...

Phillip Mann estate agents are delighted to offer for sale this family house which offers good sized accommodation throughout.

Accessed via a double glazed door into the entrance hall, the lounge is the first room on the right. This bright and airy room has a feature fireplace with gas fire and a double glazed bay window to the front. Double doors lead into the dining room which has patio doors to the garden and a door into the kitchen. Fitted with a range of wall and base units, there is an integrated electric oven and hob as well as dishwasher and fridge/freezer. A window and door overlook and afford access to the rear garden and a door leads back into the hallway which has a useful cloakroom. A family room/bedroom five completes this floor and has a double glazed window to the front.

Moving upstairs, the first floor landing has loft access and leads to the remainder of the accommodation.

The master bedroom is a generous size room which overlooks the front of the property. There are built in wardrobes and access to an en-suite shower room. Bedrooms two and three are both good size doubles with built in wardrobes. Both rooms share a 'Jack & Jill' en-suite shower room. Bedroom four overlooks the front and has built in wardrobes. Completing the first floor is a family bathroom which is fitted with paneled bath, low level WC and wash hand basin.

Outside there is a landscaped rear garden with a large patio area and steps leading to areas of artificial grass.

The property also has the great benefits of a studio area which has a small kitchen area and access to a wet room with a shower area, low level WC and wash hand basin.

The front is arranged for ease of maintenance and provides off road parking for several vehicles. There is a single garage with an up and over door with power and lighting.



If you would like to discuss this property in more detail, or would like to arrange a viewing then you are welcome to contact one of the team on 01273 517517

## What the owner says...

We have absolutely loved living at this property and have enjoyed the space that it offers. The cliff top walks are a stones throw away which are stunning.



## Bear in mind...

There is a large open plan studio on the ground floor which is perfect for teenagers or elderly relatives