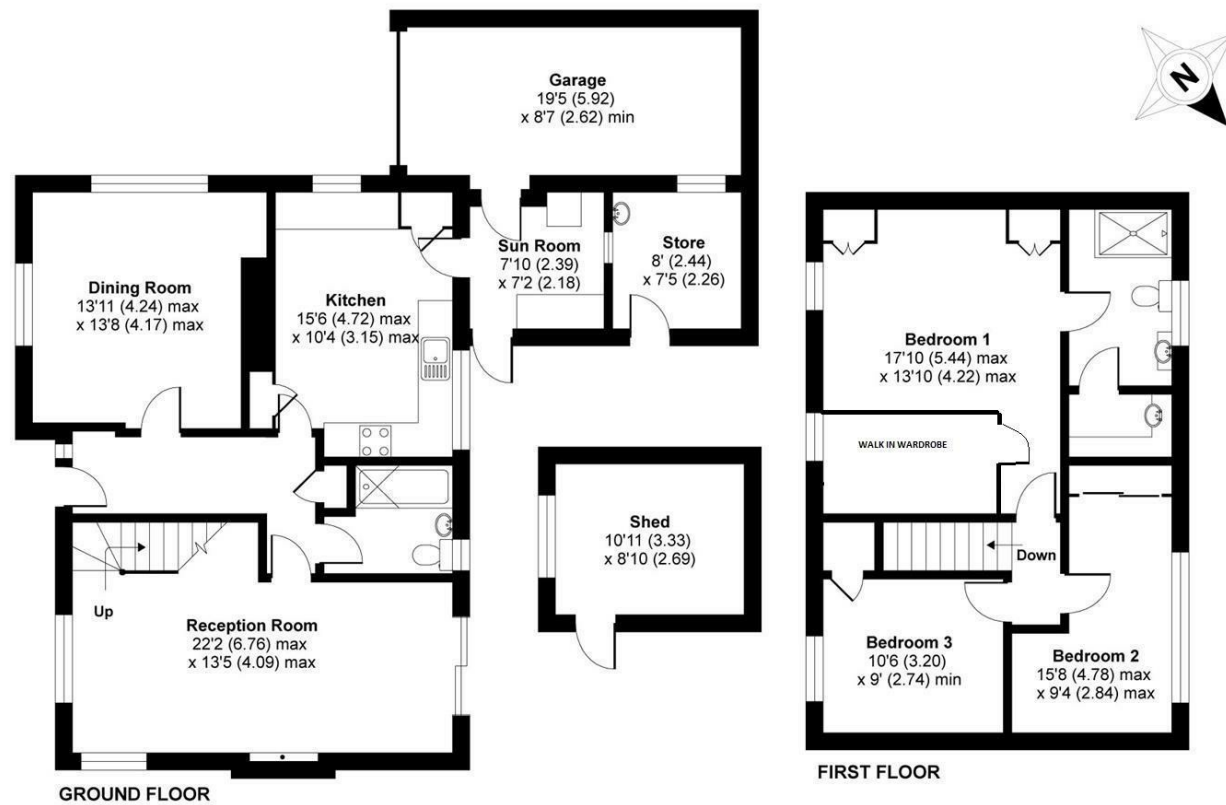


## Court Farm Road, Newhaven, BN9 9DH

APPROX. GROSS INTERNAL FLOOR AREA 1619 SQ FT 150.4 SQ METRES (INCLUDES GARAGE & EXCLUDES STORE & SHED)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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4  
BED

Spacious Family House With Garage  
34, Court Farm Road, Newhaven, BN9 9DH



## localknowledge...

Positioned on one of Newhavens premier roads, the property is close to local schools with the harbour and local Coop just a few minutes walk away. Newhaven port has a ferry link to the French port of Dieppe. The town centre itself has a range shops and cafes with further facilities including public swimming pool, various bus and train links to Brighton, Lewes and Eastbourne.

## moreinfo...

Phillip Mann Newhaven Office

16 Bridge Street, Newhaven, BN9 9PJ  
01273 517517

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## inbrief...

A three/four bedroom detached house located in a sought after location in Newhaven. The property has accommodation to include double aspect lounge, dining room/bedroom four, kitchen/breakfast room, utility room, downstairs shower room, master bedroom with ensuite shower room and walk in wardrobe, and two double bedrooms. Benefits include gas fired central heating, UPVC double glazed windows, large rear garden and off road parking for several cars.

<b>Style:</b>	Detached Family House
<b>Bedrooms:</b>	4
<b>Reception rooms:</b>	1
<b>Area:</b>	1619 Sq ft/ 150.4 Sq m
<b>Outside:</b>	Landscaped Rear Garden
<b>Parking:</b>	Off Road Parking & Garage
<b>Energy rating:</b>	D
<b>Council Tax Band:</b>	D

## moredetail...

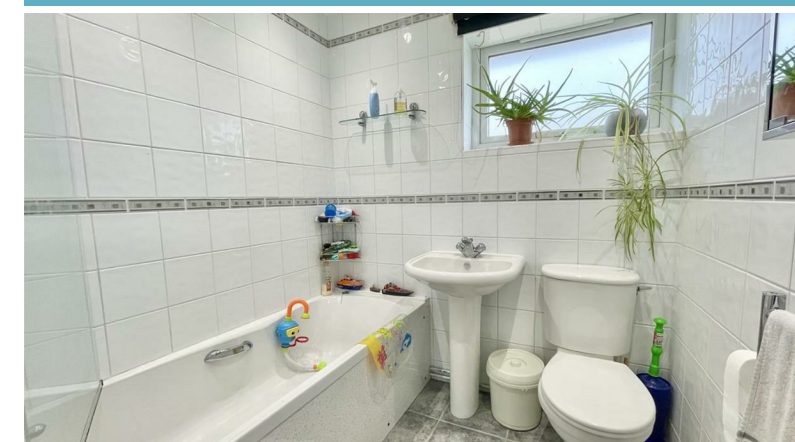
**\*\* NO CHAIN \*\*** Phillip Mann estate agents are pleased to offer for sale this stunning detached house in Court Farm Road which has been well looked after by the current owners. The property offers spacious accommodation throughout and is within short walking distance to Newhaven Marina.

The property is accessed via a part glazed door which leads into the entrance hall. Here you have a large built in cupboard and doors that leads to the downstairs accommodation. The lounge/diner is a lovely bright room which overlooks the front and rear. There is a feature gas fireplace with wood surround and stairs which leads to the first floor. The kitchen has an excellent range of wall and base units which incorporate a selection of cupboards and drawers. There are built in appliances to include electric oven, four ring gas hob with extractor above and spaces for fridge/freezer, dishwasher and breakfast table. The room is complete with part tiled walls and tiled flooring. A window overlooks the side and rear with a door which gives access to the utility room. The downstairs also has a family bathroom which is fitted with a paneled bath, pedestal wash hand basin and low level WC. Completing the ground floor is a large dining room/bedroom four. This is room is south facing and overlooks the front. Upstairs there are three generous size bedrooms. The master bedroom has a walk in wardrobe and access to an en-suite shower room. A window overlooks the front which enjoys views of Newhaven Fort. The two other bedrooms have built in wardrobes with ample of space for double beds.

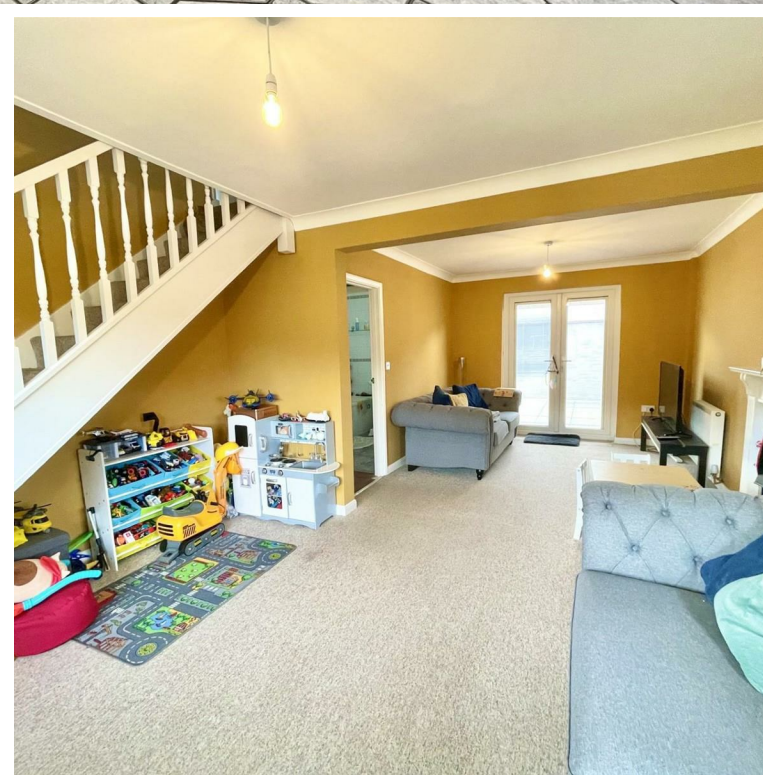
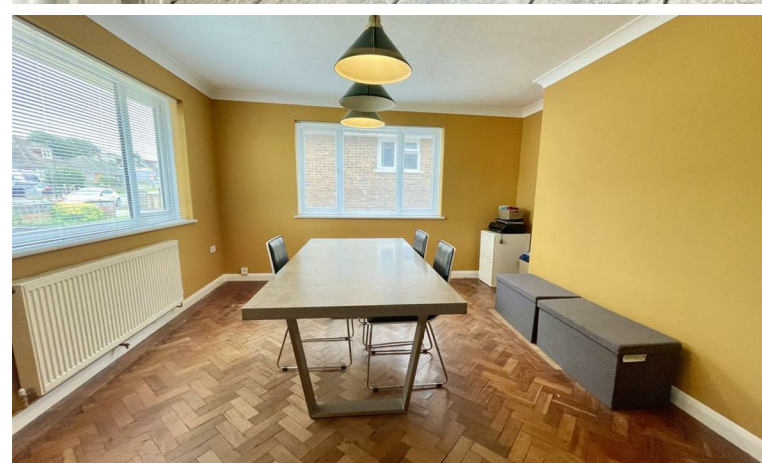
Outside there is a large lower patio area with steps leading to the main area of lawn. From the top of the garden you enjoy stunning views of Newhaven Fort and Newhaven Marina. There is a storage room, brick built shed, outside tap and side access. The garage has power and light with an up and over door.

## What the owner says...

We have enjoyed living here over the years. We hope that the new buyers will continue the happiness that we have had.



To arrange a viewing or find out more information about the property please contact the Newhaven office on 01273 517517.



## Bear in mind...

The property is located on the edge of Newhaven and offers easy access of cliff top walks.