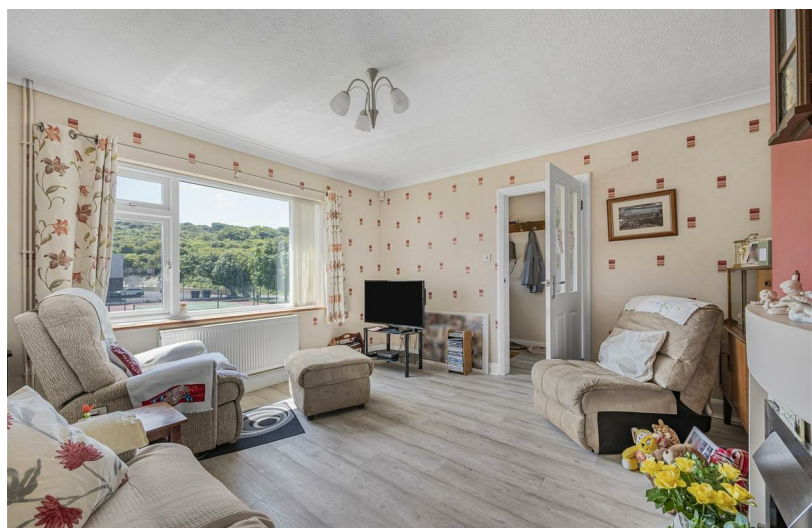


3  
BED

# Detached Chalet With No Ongoing Chain

24, Court Farm Road, Newhaven, BN9 9DH



Offers Over £365,000

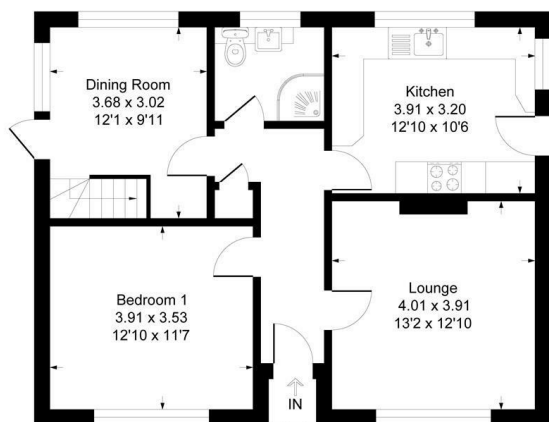
Freehold

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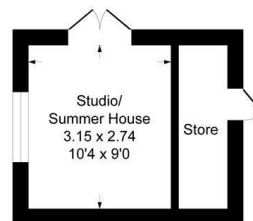
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24 Court Farm Rd, BN9 9DH

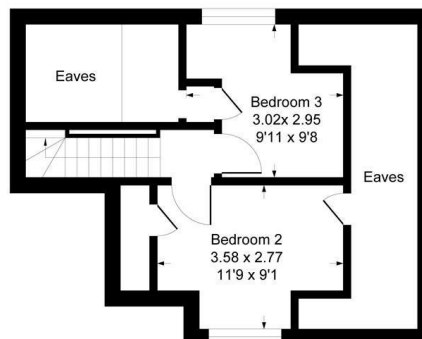
Approximate Gross Internal Floor Area = 88.95 sq m / 958 sq ft  
Outbuilding Area = 12.08 sq m / 130 sq ft  
Total Area = 101.03 sq m / 1088 sq ft



Ground Floor



Outbuilding



First Floor

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

inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this three bedroom detached chalet situated on Court Farm Road. The property offers spacious accommodation and is within short walking distance to Newhaven Marina, shops and restaurants.

The property is accessed via part glazed entrance door leading into entrance hall. The lounge is situated at the front of the property, there is laminate flooring and an electric fire. Moving through, the kitchen is a spacious room which has a range of light wood fronted wall and base units incorporating a selection of cupboards and drawers. There are built in appliances to include oven, gas hob with filter hood above, fridge/freezer and dishwasher. A window overlooks the rear and door gives access to the side.

The main bedroom is situated on the ground floor, this spacious room is a good size double which is carpeted and has a window overlooking the front. A shower room completes the ground floor accommodation, fitted with a corner shower unit, low flush WC and vanity style wash hand basin. This room is fully tiled and has a frosted window.

The dining room is a bright room with laminate flooring, a window and door give access to the rear garden. Stairs rise from here to the first floor landing. Bedroom two is a good size which benefits from plenty of built in storage including eaves storage, a window overlooks the front with views of Newhaven fort and recreation ground. Bedroom three, currently used as an office, has a built in storage cupboard and a window overlooking the rear.

The delightful rear garden is a lovely space which has areas of patio and lawn. There are steps that lead up to a large summerhouse which has power and light which is perfect for storage or a home office. There are established shrubs and the garden is wall and fence enclosed. The front is arranged as off road parking and there is side gate access.



Energy Rating D

Council Tax Band D

moreinfo...



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[www.phillipmann.com](http://www.phillipmann.com)