

80 Court Farm Road, BN9 9DY
 Approximate Gross Internal Floor Area = 193.79 sq m / 2086 sq ft
 Outbuilding Area = 11.89 sq m / 128 sq ft
 Total Area = 205.68 sq m / 2214 sq ft

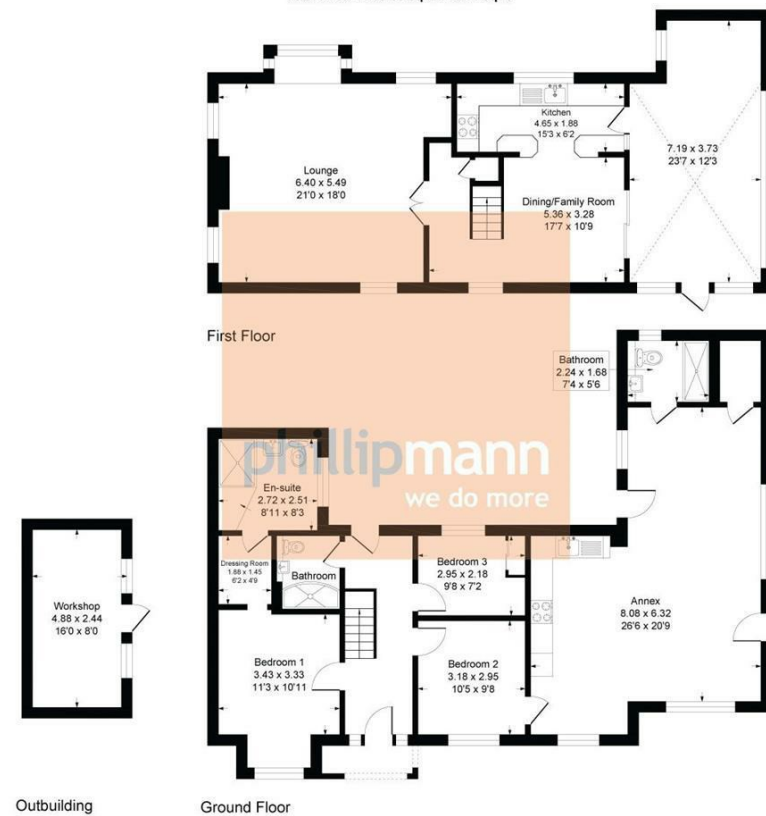


Illustration for identification purposes only, measurements are approximate, not to scale

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BED

A Stunning Detached House With Separate Annex
 80, Court Farm Road, Newhaven, BN9 9DY



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. There is a regular train link to Lewes, Brighton & London within a 10 minute walk away.

moreinfo...

Phillip Mann Newhaven Office

16 Bridge Street, Newhaven, BN9 9PJ
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inbrief...

A stunning detached house located in Court Farm Road. The property has accommodation to include large lounge, open plan kitchen/dining room, conservatory, master bedroom with ensuite shower room, two further double rooms and shower room. There is a self-contained open plan annex, off road parking and a large rear garden.

Style:	Modern Detached House
Bedrooms:	Three
Reception rooms:	Two
Area:	2086 Sq Ft / 193.79 M Sq
Outside:	Landscaped Rear Garden
Parking:	Ample Parking
Energy rating:	C
Council Tax Band:	E

moredetail...

Phillip Mann estate agents are delighted to offer for sale this stunning three bedroom detached house located in Court Farm Road. The property has been well maintained over the years of ownership and also has an impressive self-contained annex. Benefits include gas central heating, Karndean flooring throughout and a security alarm.

A part glazed entrance door gives access to the entrance hall where there are several storage cupboards and doors which lead to the accommodation.

The master bedroom is a lovely sized room with a bay window overlooking the front. There is a walk in wardrobe with shelves and hanging rails which leads to an ensuite shower room. Bedroom two is a further double which overlooks the front. Bedroom three is the smallest and overlooks the rear. Completing this level is a refitted shower room with a large shower cubicle, wash hand basin and WC.

From the entrance hall stairs lead to the first floor where there is access to the lounge and kitchen area. The lounge is a great size room with windows to all side and there is a feature fireplace which is a lovely focal point of the room. The kitchen/dining room is fitted with a range of white fronted units with a built in hob, dishwasher and washing machine. There is space for a range style cooker, wall mounted boiler (which is regularly serviced), ample space for a dining table and a window overlooks the side. Completing this level is a conservatory which has a glass roof and overlooks the rear garden.

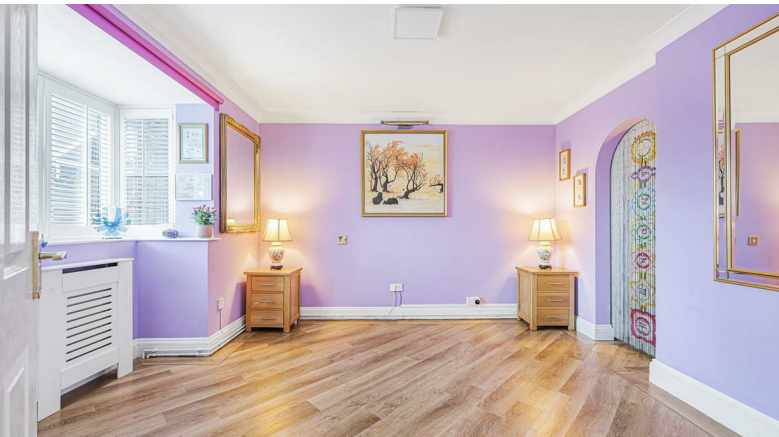
There is also the added bonus of a self-contained annex which is mainly open plan with kitchen area, lounge/bedroom with separate shower room and walk in wardrobe.

Outside there is a stunning landscaped rear garden with lower decked area, several different seating areas with a range of plants, shrubs and tree. There are several timber sheds, summer house, outside power light.

The front has off road parking for several vehicles with a pathway to the front door.


What the owner says...

We have enjoyed the space that the house has offered us over the years. We hope that the new buyer enjoys the happiness we have had here.



Bear in mind...

The property also benefits from a self contained annex which would be perfect for further accommodation or income.



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