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BED

A Large Family House With Stunning Garden
69, Court Farm Road, NEWHAVEN, BN9 9DY



localknowledge...

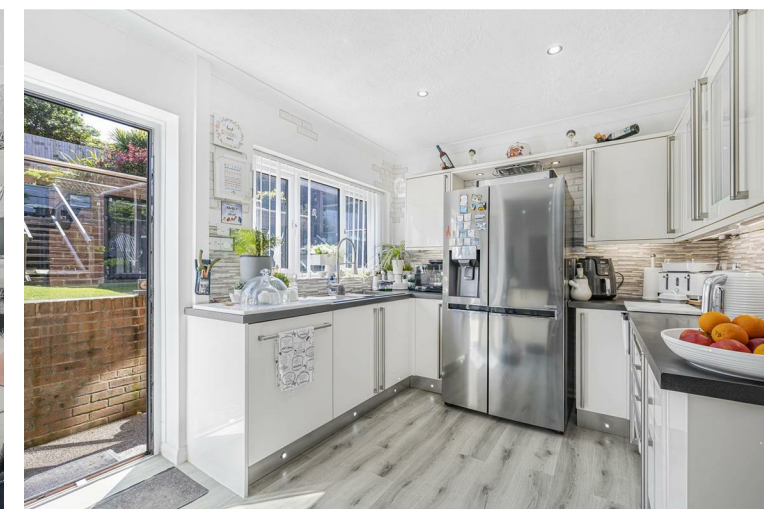
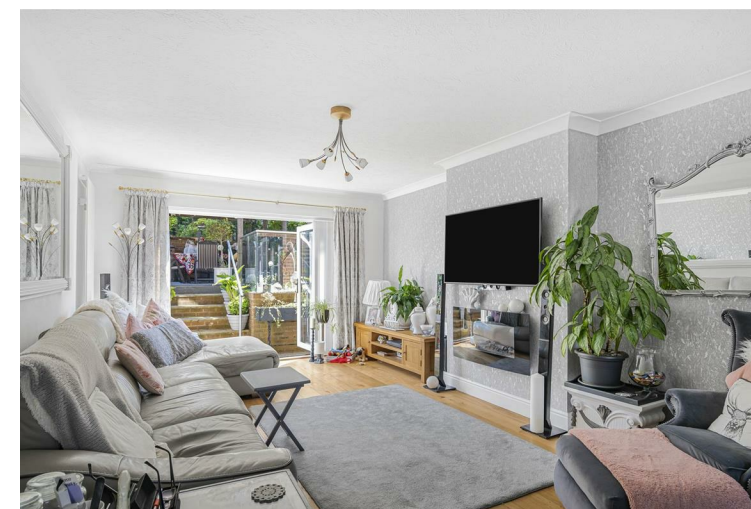
Positioned in one of Newhavens premier roads, the property is in a prime position to enjoy stunning clifftop walks and access to Newhaven Fort and marina. Newhaven port has a ferry link to the French port of Dieppe and the town centre itself has a range shops and cafes with further facilities including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

moreinfo...

Phillip Mann Newhaven Office

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inbrief...

A modern detached house located in Court Farm Road. The property is in excellent condition throughout and offers spacious accommodation. The accommodation features a lounge/diner, kitchen/breakfast room, downstairs cloakroom, master bedroom with ensuite, three further bedrooms and a family bathroom. Benefits includes a landscaped rear garden, off road parking and garage.

Style:	Modern Detached House
Bedrooms:	Four
Reception rooms:	Two
Area:	1601 Sq Ft / 148.75 M Sq
Outside:	Stunning Landscaped Rear Garden
Parking:	Ample Off Road Parking
Energy rating:	C
Council Tax Band:	E

moredetail...

Phillip Mann estate agents are delighted to offer for sale this stunning detached house located in Court Farm Road. The property is in excellent condition and is being sold with NO ONGOING CHAIN.

A part glazed entrance door gives access to the entrance hall. Here you have wood flooring, understairs storage and access to the downstairs accommodation. The lounge dining is a lovely bright room which runs front to back of the property. There is wood flooring, ample space for a dining table and bi-folding doors gives access onto the rear garden. The kitchen/breakfast room has an excellent range of wall and base units which incorporates a selection of cupboards and drawers. There is a built in sink unit along with electric hob, two built in double ovens and integrated dishwasher. The room is complete with space for American fridge/freezer, washing machine, breakfast bar and a window overlooks the rear. From this room there ins access to a further reception room which overlooks the rear. Completing the downstairs is a cloakroom with WC and wash hand basin.

The first floor galleried landing which has a window overlooking the front, loft access and doors which lead to the remainder of the accommodation. The master bedroom has a range of built in wardrobes and a window overlooking the rear garden. There is access to an En-Suite shower room which has a large shower cubicle, low level WC and wash hand basin. Bedroom two is a further double which overlooks the front and has a wardrobe recess. Bedroom three again is a double overlooks the rear and bedroom four overlooks the front which is currently arranged as a walk in wardrobe. Completing inside is a family bathroom.


Outside, the rear South facing garden is a particular feature of this house. There is a range of established trees and plants along with artificial grass areas, hot tub(available by negotiation), garden pond and large oak pergola.

The front is mostly arranged as off road parking and access to front storage.

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.





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



Bear in mind...

The garage has been partly converted but could be developed further if more accommodation is required.