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BED

A Stunning Four Bedroom Detached House
93, Court Farm Road, Newhaven, BN9 9DY



localknowledge...

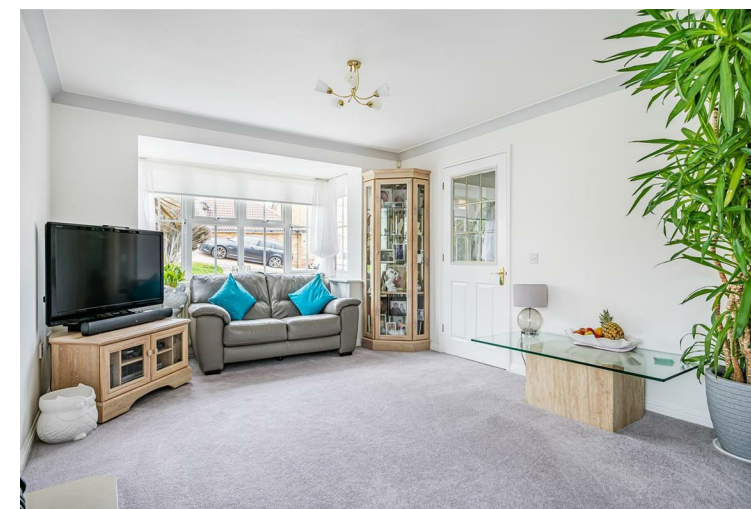
Positioned in one of Newhavens premier roads, the property is in a prime position to enjoy stunning clifftop walks and access to Newhaven Fort and marina. Newhaven port has a ferry link to the French port of Dieppe and the town centre itself has a range shops and cafes with further facilities including 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 stunning detached house located in Court Farm Road. The property has spacious accommodation to include a lounge, dining room, refitted kitchen, study, downstairs cloakroom, two bedrooms with en-suite shower rooms, two further double bedrooms and family bathroom. The property has benefits to include a stunning private garden, landscaped front garden and an internal garage.


Style:	Detached House
Bedrooms:	Four
Reception rooms:	Two
Area:	1305.4 Sq FT / 121.3 Sq MT
Outside:	Landscaped Rear Garden
Parking:	Off Road Parking & Garage
Energy rating:	C
Council Tax Band:	E

moredetail...

Phillip Mann Estate Agents are delighted to offer for sale this immaculately presented four double bedroom family house. The property benefits from features to include double glazing, gas central heating, led spotlights and alarm system. The entrance door to the property leads into a spacious hall which gives access to all of the downstairs accommodation. The generous size lounge is dual aspect which is carpeted and has a gas fire and bay windows to the front and side of the property. Double doors lead into the dining area which has continuation of the carpet and has patio doors leading to the garden and further door to the kitchen. The modern kitchen is fitted with a range of gloss fronted wall and base units with built in appliances to include pyrotechnic oven, induction hob, fridge, freezer, washer/dryer and dishwasher. A sink unit is set into solid granite worktops and the room is complete with tiled floor and space for a breakfast table. Windows and French overlook and afford access to the rear garden. The study has a window to the side. A separate cloakroom is fitted with low flush WC and hand basin. Stairs rise to the first floor landing which has a built in airing cupboard and loft access. The main bedroom is at the front with two double built in wardrobes and en suite shower room fitted with low flush WC and vanity wash hand basin. Bedroom two also benefits from a built in wardrobe and en suite shower with WC and wash hand basin and overlooks the front. Bedrooms three and four overlook the rear, both doubles and bedroom three with a built in wardrobe. The family bathroom has a panelled bath with mixer tap and shower attachment, low flush WC and wash hand basin. The private rear garden is a good size with an area of patio and lawn with flower borders and an area of shingle with water feature. There is side access and an outside tap. The integral garage has an electric door and the front has off road parking for two vehicles with established shrubs.

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.





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 has been in the same ownership since it was built in 2001. The maintenance has been kept up in that time to a high standard.