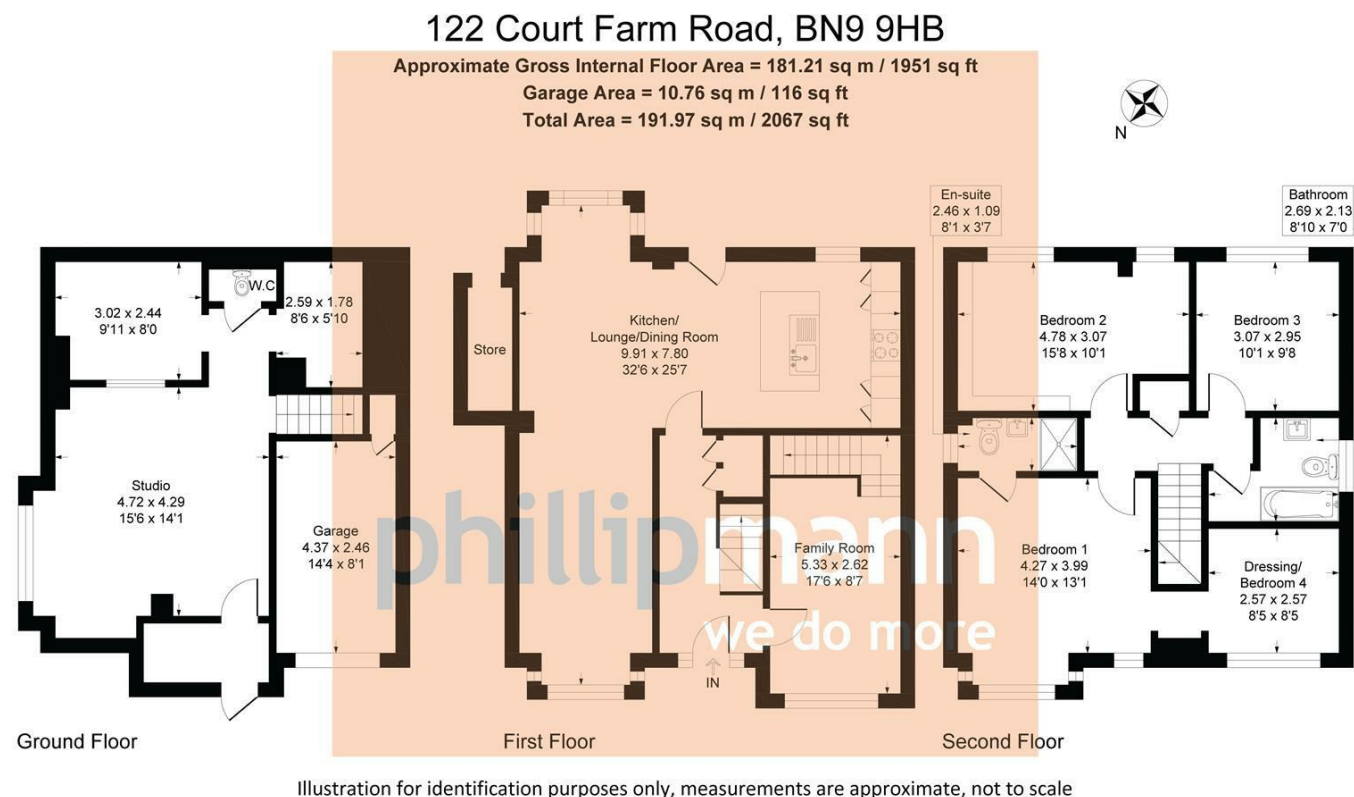




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BED

Spacious Detached House with Studio

122, Court Farm Road, Newhaven, BN9 9HB



local knowledge...

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 of shops and cafes with further facilities including public swimming pool and various bus and train links to Brighton, Lewes and Eastbourne.

more info...

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 spacious accommodation to include an open plan living room, refitted kitchen, family room, main bedroom with en-suite shower room, bedroom four used as walk in wardrobe, two further double bedrooms and family bathroom. The property has benefits to include a seperate studio (could be used as further bedroom or annexe), stunning private garden and a garage.

Style:	Detached House
Bedrooms:	Four
Reception rooms:	Two
Area:	1951 Sq FT / 181.21 Sq MT
Outside:	Landscaped Rear Garden
Parking:	Off Road Parking & Garage
Energy rating:	C
Council Tax Band:	E

moredetail...

A stunning detached property situated on a popular residential road in Newhaven. The property has been fully refurbished throughout and benefits from refitted double/triple glazing throughout and viewings are highly recommended. Access to the property is via composite door into spacious entrance hall which has understairs storage. The open plan living room at the rear of the property is a generous size and features engineered oak flooring which runs throughout the ground floor. The dining area has a large bay window to the front of the property. The modern refitted kitchen has a range of matte wall and base units accompanied with quartz worktop and fitted undermount sink. There are built in appliances to include fridge/freezer, washer/dryer, dishwasher, two electric ovens and induction hob. There is a cupboard housing the new combi boiler and further small appliance space. Windows and doors overlook and afford access to the rear garden. The family room on the ground floor is a generous size which is carpeted and overlooks the front, there are stairs leading down to the lower ground floor studio. This room is currently set up as a fully sound proofed music studio with seperate WC, this could easily be converted for use as a further bedroom or annexe with it's own door leading to the front. Stairs lead up from the ground floor to the first floor landing with storage cupboard. The primary bedroom has the same engineered oak as the ground floor and features large bay window to the front, opening to a walk in wardrobe/bedroom four with windows to the front. There is a refitted en suite shower room with WC and wash hand basin and heated towel rail. Bedrooms two and three have a continuation of the flooring and are generous size doubles overlooking the rear. The main bathroom has a freestanding oval bath, vanity wash basin and WC. Outside, the rear garden is landscaped with an area of patio and steps to lawn. The garage has power and front is arranged as off road parking.

What the owner says...

We have absolutely loved making this house our own and will definitely miss the space that this property has to offer!



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



Bear in mind...

This property has a studio which is currently set up as a music studio, this was previously set up as an annexe so could easily be converted back or used as a further bedroom.