

4  
BED

# Spacious Family House Backing Onto Fields

125, Court Farm Road, Newhaven, BN9 9DY



Price £469,950

Freehold

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## inbrief...

Phillip Mann Estate Agents are delighted to offer for sale this immaculately presented four bedroom family house situated in a popular location on Court Farm Road Newhaven. The property has been well maintained throughout the year's of ownership and viewings come recommended.

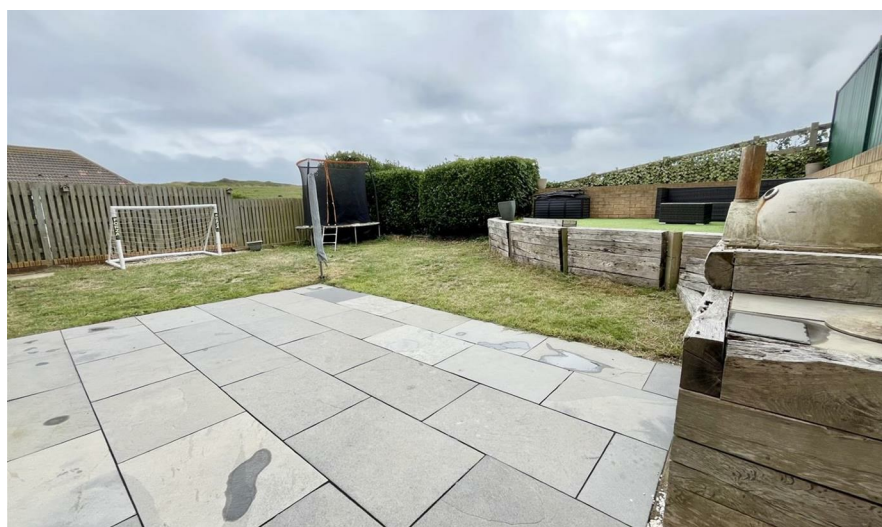
The property is accessed via part glazed entrance door leading into entrance porch. The kitchen/breakfast room has been refitted with a range of matte wall and base units incorporating a selection of cupboards and drawers, there is a built in oven and gas hob and space for an American style fridge/freezer and dishwasher. There is a fitted island with breakfast bar space and a window overlooks the front and door leading to the side. A separate cloakroom is on this level fitted with WC. A door gives access to the utility/family room with appliance space.

The generous size lounge is decorated in a modern way, carpeted and has a window and door overlooking and affording access to the rear garden. A door gives access to the separate dining room which is a generous size and overlooks the rear.

Stairs rise to give access to two of the bedrooms. The primary bedroom is on this level which features built in wardrobes and a refitted en suite. This room has a shower, vanity style wash basin and low flush WC, there are tiled walls and floor and heated towel rail. Bedroom four is a double which overlooks the front.

Further stairs rise again to the top floor. Bedrooms two and three are both generous size doubles which are carpeted and overlook the rear. The family bathroom has been refitted with panelled bath with mixer tap and shower over, vanity style wash basin and low flush WC.

Outside, the rear garden is mainly laid to patio and lawn, there is an upper seating area and a rear access gate leading directly onto fields behind. The front is arranged as off road parking and there is garage storage space with up and over door to the front. To the front there is an attractive green opposite.



Energy Rating TBC

Council Tax Band E

moreinfo...



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