



**Price**  
**£375,000**

**Freehold**

4x  1x  1x 

**Court Farm Road,  
Newhaven, East Sussex,  
BN9**

**cubitt & west**  
Helping you move forwards



## Main features

- Modern bedroom with ensuite
- Good size lounge/diner
- Conservatory
- Garage and off road parking
- Lovely views to the rear of the property



### Nearest Schools

Primary Schools: Southdown Junior School 1.2 miles, Meeching Valley Primary 1.9 miles, Denton Community Primary 2.5 miles

Secondary Schools: Tideway School 0.2 miles, Peacehaven Community School 1.9 miles, St John's School (Brighton) 2.6 miles



### Transport Information

Train Stations: Newhaven Town 1.7 miles, Newhaven Harbour 2.0 miles, Southease 3.2 miles

## Accommodation

### GROUND FLOOR

Hallway

Cloakroom

Lounge/Diner: 22'6 x 13'8 (6.86m x 4.17m)

Kitchen: 14'8 x 7'1 (4.47m x 2.16m)

Conservatory: 9'8 x 9'4 (2.95m x 2.85m)

Study : 7'4 x 4'5 (2.24m x 1.35m)

### FIRST FLOOR

Main Bedroom: 13'3 x 9'2 (4.04m x 2.80m)

Bedroom 2: 12'1 x 11'1 (3.69m x 3.38m)

Bedroom 3: 10'2 x 6'7 (3.10m x 2.01m)

Family Bathroom

Call Peacehaven - 01273 584511 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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