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BED

# A Stunning Detached House With Landscaped Garden

140, Court Farm Road, Newhaven, BN9 9HB

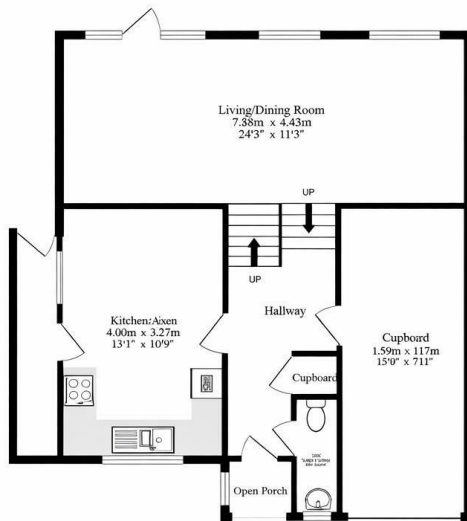


Offers In The Region Of  
Freehold 250

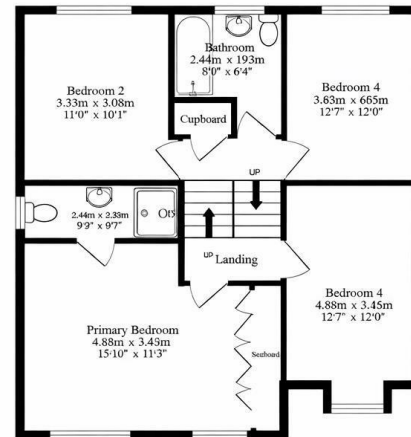
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Ground Floor  
75.2 sq.m. (809 sq.ft.) approx.



1st Floor  
62.7 sq.m. (674 sq.ft.) approx.



TOTAL FLOOR AREA: 137.9 sq.m. (1,484 sq.ft.) approx.

## inbrief...

Phillip Mann estate agents are delighted to offer for sale this stunning detached family house located in Court Farm Road. The property has been in the same ownership for over 20 years and has been well maintained throughout.

A glazed door gives access to the entrance hall where there is a built in storage cupboard, downstairs cloakroom, door to the garage and access to the accommodation. The kitchen is a delightful room which has a large range of wall and base units which incorporates a selection of cupboards and drawers. There is a built in sink unit which is set into worksurface, built in double oven and ample appliance space. There is a freestanding movable island with storage below. A window overlooks the front and a door gives access to a covered side lobby area.

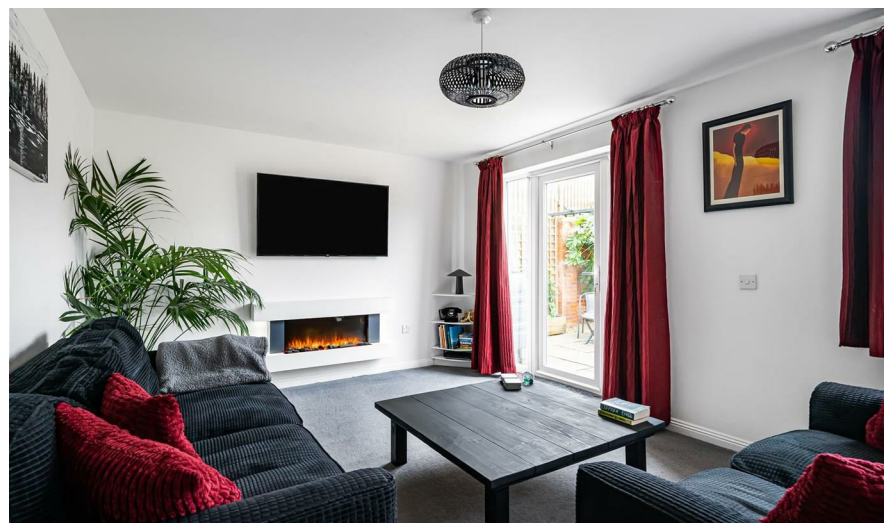
The lounge/diner is a lovely bright room which overlooks the rear garden and enjoys an open aspect. There is ample space for a dining table and furniture. Stairs rise to a half landing which has two bedrooms and loft access. The master bedroom is a generous size room with a range of built in wardrobes and ample space for a double bed with a window overlooking the front. A door gives access onto a ensuite shower room. Bedroom four is a good size double which overlooks the front.

The top landing has a further loft access, built in airing cupboard and access to the remaining rooms. Bedrooms two and three and both good size doubles and overlooks the rear of the property.

Completing the inside is a family bathroom with a paneled bath with shower over, low level WC and wash hand basin.

Outside there is a stunning landscaped area garden with lower patio area with steps leading to a raised decked area. The garden has a range of established trees, shrubs and flowers.

The front is arranged as off road parking and there is access to a single garage with power and light.



Energy Rating C

Council Tax E

moreinfo...



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