



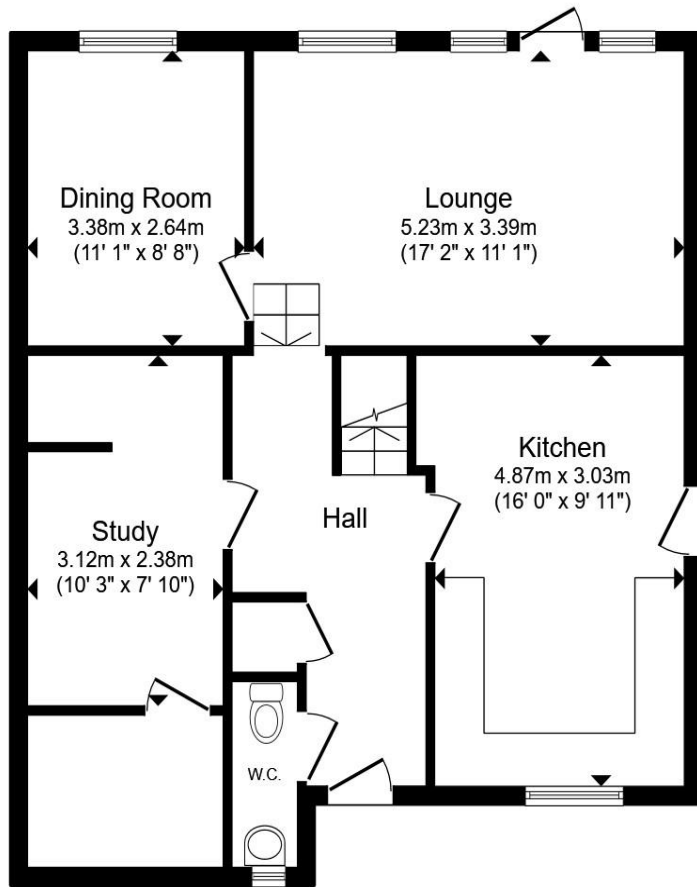
Court Farm Road, Newhaven BN9 9DY

welcome to

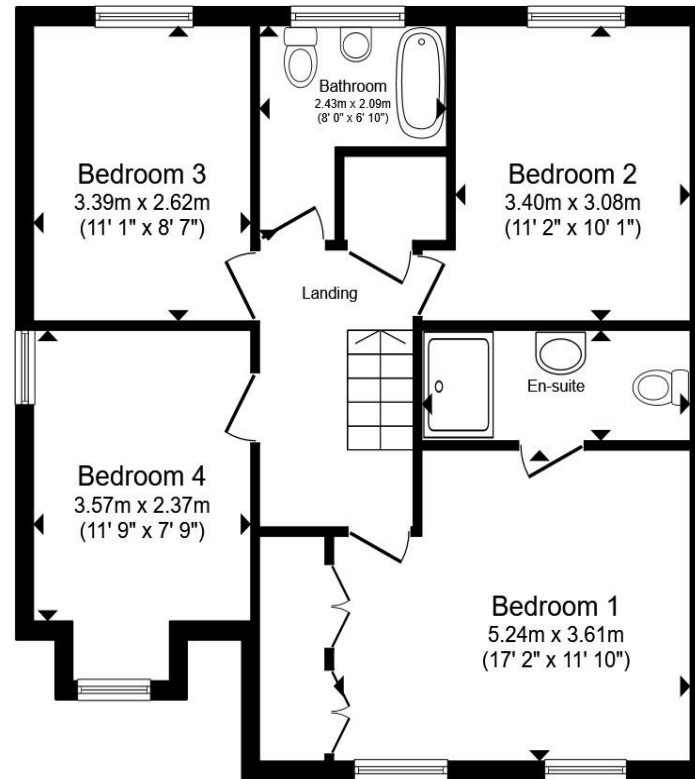
Court Farm Road, Newhaven

Detached four bedroom family home in a sought-after Newhaven location, offering a modern kitchen & bathroom, three reception rooms, off-road parking & private rear garden backing onto open fields with lovely views. Well presented throughout & ideal for families - arrange your viewing now!





Ground Floor



First Floor

Total floor area 131.9 m² (1,420 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Agent Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Hall

Downstairs Wc

Cloakroom

Kitchen

16' x 9' 11" (4.88m x 3.02m)

Study

10' 3" x 7' 10" (3.12m x 2.39m)

Lounge

17' 2" x 11' 1" (5.23m x 3.38m)

Dining Room

11' 1" x 8' 8" (3.38m x 2.64m)

First Floor Landing

Bedroom One

17' 2" x 11' 10" (5.23m x 3.61m)

En-Suite

Bedroom Two

11' 2" x 10' 1" (3.40m x 3.07m)

Bedroom Three

11' 1" x 8' 7" (3.38m x 2.62m)

Bedroom Four

11' 9" x 7' 9" (3.58m x 2.36m)

Family Bathroom

8' x 6' 10" (2.44m x 2.08m)

Driveway

welcome to

Court Farm Road, Newhaven

- Detached Family House
- Four Bedrooms
- Modern Kitchen & Bathroom
- Three Reception Rooms
- Off Road Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in excess of

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PEA106786



Property Ref:
PEA106786 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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