

Court Farm Road,Newhaven BN9 9HB

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welcome to

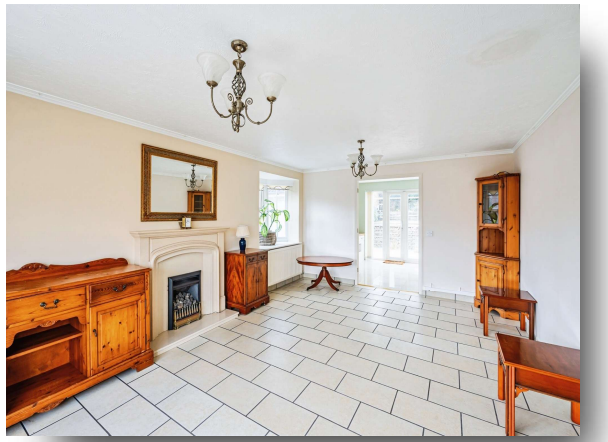
Court Farm Road, Newhaven

A beautifully presented spacious four/five bedroom detached home with views towards Newhaven Port and the countryside with impressive outside space and versatile accommodation throughout. Benefits include a generous patio for entertaining in the rear garden and a heated swimming pool.



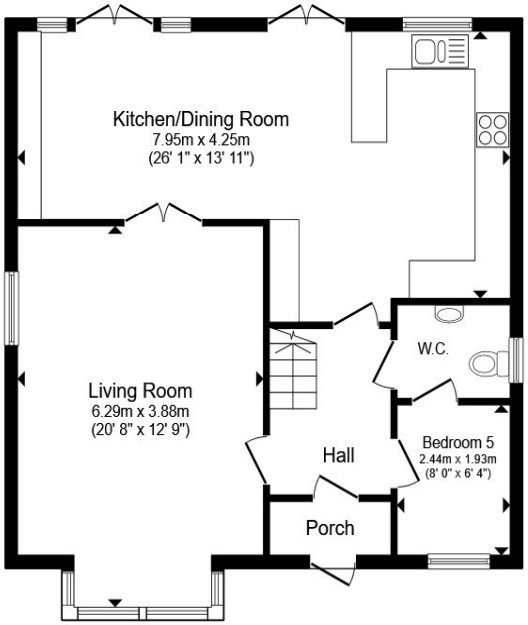




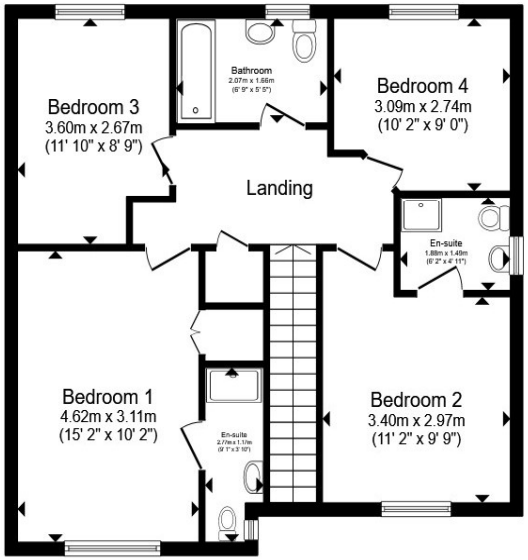




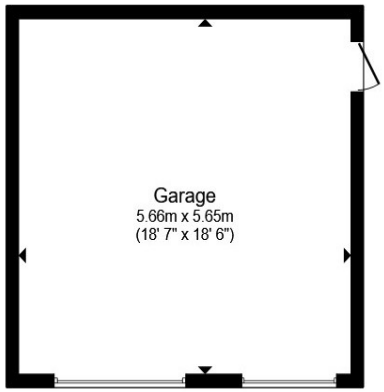




Ground Floor



First Floor



Garage

Total floor area 170.7 m² (1,837 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

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Entrance Porch

Entrance Hall

Downstairs W/C / Utility

Bedroom Five/Office
8' x 6' 4" (2.44m x 1.93m)

Living Room
20' 8" x 12' 9" (6.30m x 3.89m)

Kitchen/Dining Room
26' 1" x 13' 11" (7.95m x 4.24m)

Stairs To First Floor Landing

Bedroom One
15' 2" x 10' 2" (4.62m x 3.10m)

En-Suite

Bedroom Two
11' 2" x 9' 9" (3.40m x 2.97m)

En-Suite

Bedroom Three
11' 10" x 8' 9" (3.61m x 2.67m)

Bedroom Four
10' 2" x 9' (3.10m x 2.74m)

Bathroom

Rear Garden

Driveway & Garage

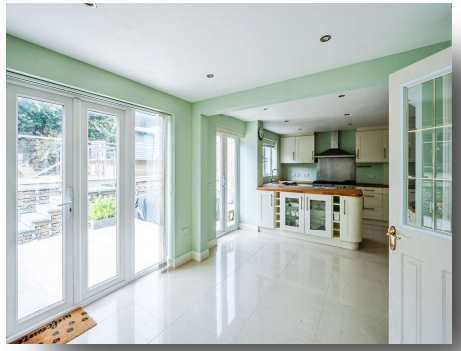
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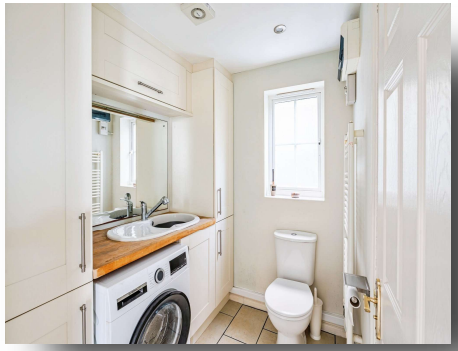
Court Farm Road, Newhaven

- IMPRESSIVE FOUR/FIVE BEDROOM DETACHED HOUSE
- VIEWS TO NEWHAVEN HARBOUR AND COUNTRYSIDE
- HEATED SWIMMING POOL
- LARGE LIVING SPACE THROUGHOUT
- MODERN KITCHEN WITH ACCESS TO REAR GARDEN

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

£499,950









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SEA109372

The Property Ombudsman

Property Ref:
SEA109372 - 0006

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.

fox & sons

01323 899116

Seaford@fox-and-sons.co.uk

1 Clinton Place, SEAFORD, East Sussex, BN25 1NL

fox-and-sons.co.uk

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