

Court Farm Road, Newhaven, BN9 9HB
Asking Price £450,000


Open House
estate agents



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Council Tax Band: E

Welcome to this charming property located on Court Farm Road in the picturesque town of Newhaven. This spacious detached house boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With five bedrooms and three bathrooms, there is ample space for everyone to enjoy.

One of the highlights of this property is the large garden, providing a tranquil escape from the hustle and bustle of everyday life. This delightful property also offers the potential for an additional annexe with its own separate entrance, making it ideal for guests or extended family members.

The house is in good decorative order, allowing you to move in and start enjoying your new home right away. Parking will never be an issue with space for four vehicles plus a garage, ensuring convenience for you and your visitors.

Don't miss out on the opportunity to own this wonderful property with so much to offer. Contact us today to arrange a viewing and envision the endless possibilities that this home presents.

Entrance Hallway

Lounge

18'8" x 10'1" (5.70 x 3.08)

Dining Room

11'7" x 10'7" (3.55 x 3.25)

Kitchen

11'3" x 14'8" (3.43 x 4.48)

Conservatory

11'3" x 11'10" (3.43 x 3.61)

Bedroom Five

17'4" x 8'6" (5.3 x 2.61)

Stairs To First Floor

Bedroom One

11'6" x 13'1" (3.53 x 4.00)

En Suite Shower Room

3'10" x 8'1" (1.19 x 2.47)

Bedroom Two

10'0" x 11'8" (3.07 x 3.56)

Bedroom Three

10'2" x 9'7" (3.10 x 2.93)

Jack and Jill Bathroom

7'9" x 3'10" (2.38 x 1.19)

Bedroom Four

8'4" x 8'5"* (2.56 x 2.59*)

Family Bathroom

7'0" x 5'7" (2.14 x 1.71)

Lower Floor

Large Room Potential Annexe

14'11" x 16'3" (4.57 x 4.96)

Garage

17'6" x 8'7" (5.35 x 2.64)

Rear Garden



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	