



40 Court Farm Road

Hove BN3 7QR

Asking Price Of £800,000

- FOUR BEDROOMS
- TWO BATHROOMS
- NURSERY/HOME OFFICE
- KITCHEN/DINING ROOM

- LIVING ROOM
- SOUTH FACING GARDEN
- PRIVATE DRIVE
- GARAGE

Whitlock and Heaps are pleased to bring to market this stunning family home that has been extended by the present owners to now offer four double bedroom accommodation with two bathrooms and a nursery/home office. To the ground floor there is a delightful open plan kitchen/dining room and separate living room. The house is on this level plot with ample parking to the front leading to the garage and secluded south facing rear garden. Situated in this convenient location with access onto the A27 and within a short walk of Waitrose Superstore and Hove Park.

ENTRANCE HALL Understairs storage, thermostat, radiator, door to cloakroom.

CLOAKROOM Access to understairs storage, wash hand basin, low level w.c., UPVC double glazed frosted window overlooking side.

KITCHEN/DINER Incorporating stainless steel double sink with mixer tap and drainer. Vinyl work surfaces with cupboards below and match eye level cupboards, five ring gas hob with extractor above with array of drawers and cupboards on island. Adjacent fitted oven, double doors onto South facing rear garden, space for fridge freezer and dishwasher, radiator. Opening to dining area with fitted cupboards in alcoves, fireplace with tiled hearth, radiator, door to:

LEAN TO Bowl sink with mixer tap and cupboard below, space for washing machine, sliding doors onto South facing rear garden.

LIVING ROOM UPVC double glazed bay window overlooking front, fireplace, radiator.

LANDING UPVC double glazed window, storage under stairs.

BEDROOM Built in wardrobes, radiator, UPVC double glazed window and door to:

BALCONY South facing balcony with views.

BEDROOM UPVC double glazed windows overlooking garden, radiator.

BEDROOM UPVC double glazed bay window, built in cupboards, radiator.

TOP FLOOR LANDING Loft hatch above.

BEDROOM Dual UPVC double glazed windows overlooking garden, fitted wardrobes, radiator.

BEDROOM UPVC double glazed Velux windows, eaves

access, vanity unit, radiator.

BATHROOM Being fully tiled comprising step in shower cubicle with separate bath, dual vanity basin, heated towel rail, low level w.c., extractor above.

GARDEN South facing rear garden being paved to front with lawn to rear. Borders to sides with mature shrubs to rear. Raised paved to side and side access to front.

FRONT Paved driveway with room for numerous cars, space for electric car charging point, access to garage.

GARAGE Brick built garage with new felt roof with electrics installed.

COURT FARM ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE SPACE & GARAGE)
1676 sq ft / 155.7 sq m
APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE SPACE & GARAGE)
1845 sq ft / 171.4 sq m



Floor plan is for those other and identification purposes only and is not to scale.
Fits, garages, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for identification purposes only and are not to scale.
The floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (RICS).
Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and site shown is an approximate interpretation for illustrative purposes only.
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