



GLEBE HOUSE HEIGHTON ROAD, SOUTH HEIGHTON, EAST SUSSEX, BN9 0JT

£825,000

An exceptional opportunity awaits to secure this detached, Georgian-influenced residence in the sought-after village of South Heighton, just seven miles south of Lewes. The coastal town and port of Newhaven are within easy reach, offering excellent shopping, leisure, and transport links.

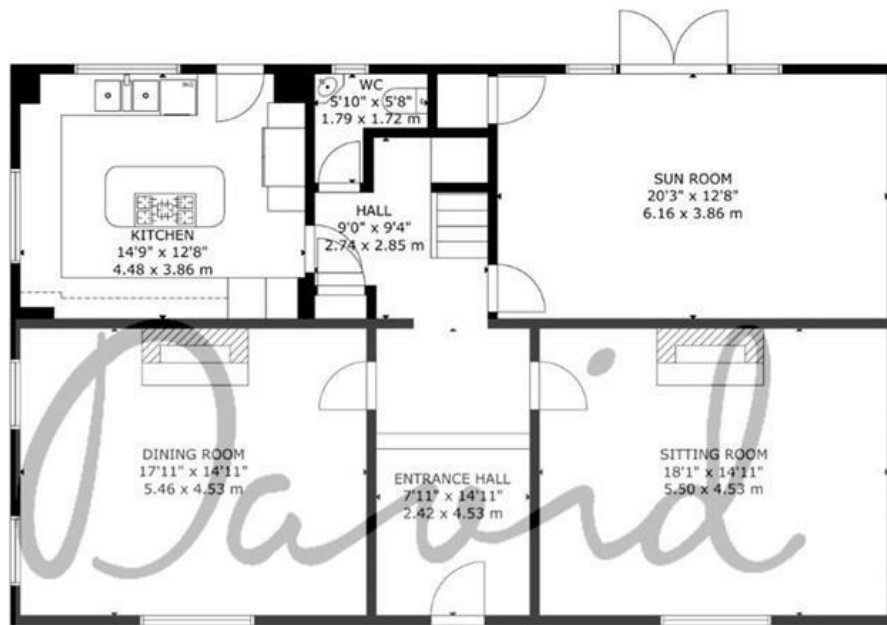
Glebe House provides spacious, thoughtfully planned family living, with many rooms enjoying a dual aspect. The property comprises five bedrooms, three reception rooms, a kitchen/breakfast room, bathroom and en-suite bathroom.

Arrive via double entrance gates and a long private driveway, which lead to a beautifully maintained lawn and colourful formal border. Additional highlights include ample parking and a detached double garage.

At the rear, a generous brick-paved terrace featuring a pergola and timber storage shed complements the garden. The remaining outdoor space is laid to lawn with well-stocked beds, borders, and established trees, offering delightful areas of both sun and shade.

- FIVE BEDROOM DETACHED GEORGIAN-INFLUENCED RESIDENCE
- DETACHED DOUBLE GARAGE
- FAMILY BATHROOM, EN-SUITE BATHROOM AND CLOAKROOM
- THREE RECEPTION ROOMS INCLUDING SITTING ROOM WITH WOOD BURNING STOVE, DINING ROOM AND SUNROOM
- KITCHEN WITH ISLAND
- LOCATED SOUGHT-AFTER VILLAGE OF SOUTH HEIGHTON, JUST SEVEN MILES SOUTH OF LEWES
- OPPOSITE FIELDS AND SOUTH DOWNS NATIONAL PARK
- DOUBLE GLAZED WINDOWS, GAS FIRED CENTRAL HEATING AND FIBRE BROADBAND

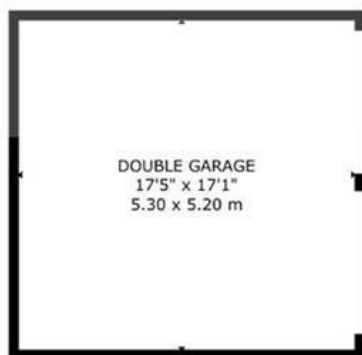




FLOOR 1



FLOOR 2



EST. 2004

GROSS INTERNAL AREA
 TOTAL: 235 m²/2,530 sq ft
 FLOOR 1: 117 m²/1,258 sq ft, FLOOR 2: 118 m²/1,272 sq ft
 EXCLUDED AREAS: GARAGE: 28 m²/297 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



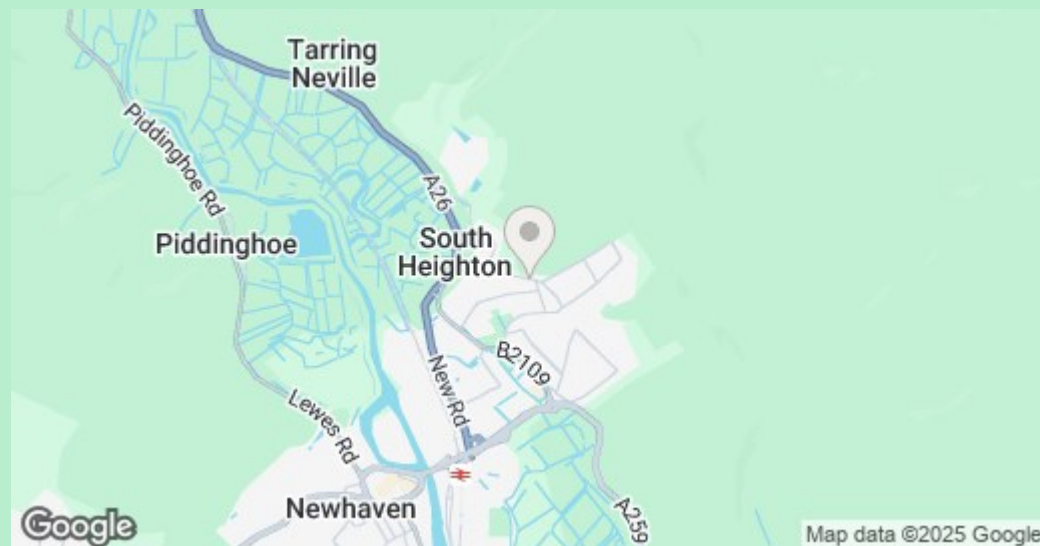
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: G

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

David Jordan

EST. 2004