



16 PORTLAND TERRACE, SOUTH HEIGHTON, BN9 0HH

£299,950

Located in the charming village of South Heighton, seven miles south of the county town of Lewes, we are pleased to present this renovated three-bedroom end-of-terrace period property, thoughtfully arranged over three floors and offered for sale with no onward chain. Perfectly positioned less than half a mile from Denton County Primary School, rated 'Good' by Ofsted, and conveniently close to main bus and train routes with easy access to Eastbourne, Brighton and London. The A27 is approximately 5 miles away ensuring convenient travel connections. This family home combines modern living with classic charm.

The ground floor boasts a bright and airy open-plan kitchen, dining, and living area. The modern kitchen features a sleek range of wall and base units, an electric oven and hob, and a window overlooking the front garden, flooding the space with natural light. Adjacent to the kitchen, the breakfast area offers direct access to the front garden.

The spacious living and dining area is decorated in neutral tones, French doors opening onto the rear garden, perfectly framing the beautiful Downland views towards Piddinghoe Pond, River Ouse and towards Lewes in the distance.

The first floor comprises two generously sized double bedrooms, both finished in neutral decor. The master bedroom on this level enjoys tranquil Downland views, enhancing the peaceful ambiance. Completing this floor is a family bathroom, elegantly appointed with a modern bath, separate shower cubicle, wash basin, and WC, all finished with sophisticated marble-effect tiling.

The second floor is dedicated to the spacious third bedroom, featuring a dual-aspect layout and offering expansive views over the surrounding Downland.

The front garden includes a side entrance gate leading to the welcoming front door, while the rear garden is designed for low maintenance with stone paving, creating a peaceful outdoor haven to unwind and soak in the stunning views and sunsets.

- LANDLORD OPPORTUNITY
- THREE BEDROOM
- END OF TERRACE PERIOD PROPERTY
- DOWNLAND VIEWS
- OPEN PLAN LIVING AREA
- WITHIN A MILE OF NEWHAVEN TRAIN STATION AND EASY ACCESS TO A26
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- LOW MAINTENANCE FRONT AND REAR GARDEN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING, FULL ELECTRICAL REWIRE WITH NEW CONSUMER UNIT



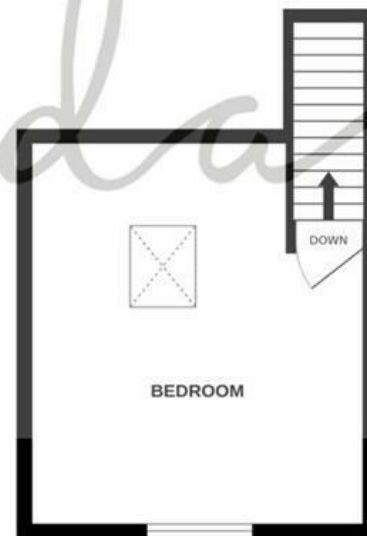
GROUND FLOOR  
41.0 sq.m. (442 sq.ft.) approx.



1ST FLOOR  
34.5 sq.m. (371 sq.ft.) approx.



2ND FLOOR  
20.6 sq.m. (222 sq.ft.) approx.



16 PORTLAND TERRACE SOUTH HEIGHTON NEWHAVEN

TOTAL FLOOR AREA : 96.1 sq.m. (1035 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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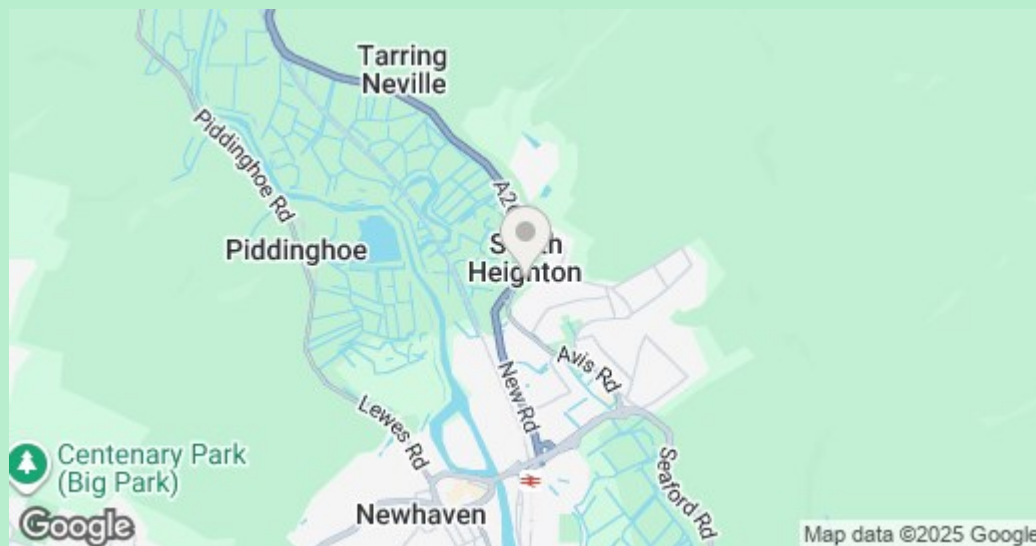
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: B

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



## 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.

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EST. 2004