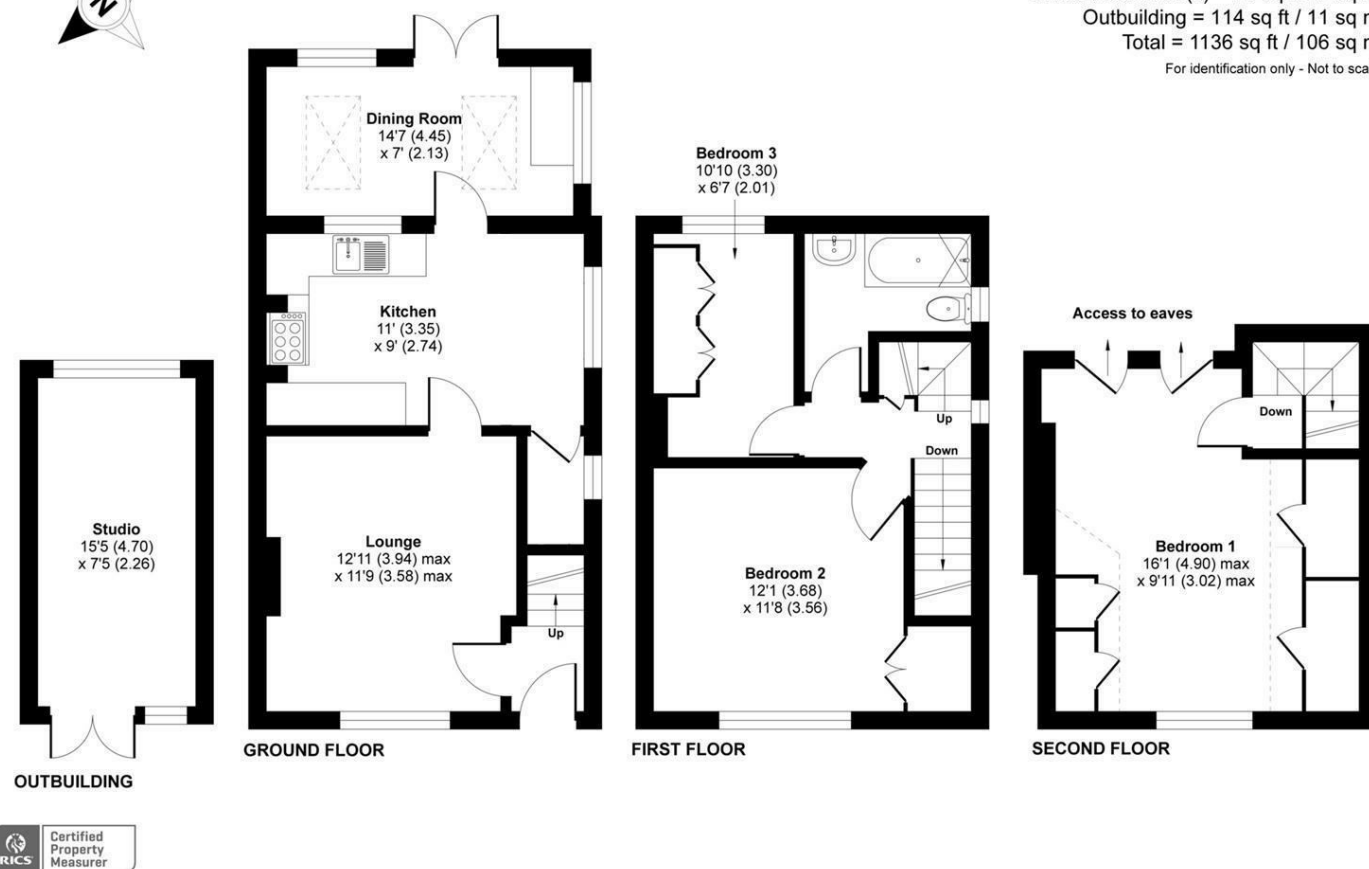




## Denton Road, Newhaven, BN9

Approximate Area = 946 sq ft / 88 sq m  
Limited Use Area(s) = 76 sq ft / 7 sq m  
Outbuilding = 114 sq ft / 11 sq m  
Total = 1136 sq ft / 106 sq m  
For identification only - Not to scale



3  
BED

Stunning Cottage In Village Location  
92, Denton Road, Newhaven, BN9 0QE



## localknowledge...

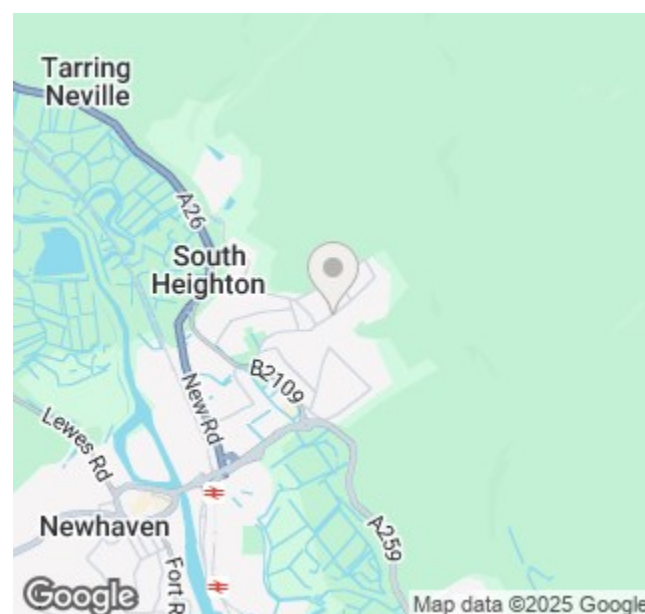
92 Denton Road is located in the heart of Denton Village. The South Downs National Park is just a few hundred meters away and local schools are also within easy reach. Mainline bus routes to Brighton and Eastbourne are just a few minutes away as is the local Sainsburys supermarket and Newhaven train station.

## moreinfo...

Phillip Mann Newhaven Office

16 Bridge Street, Newhaven, BN9 9PJ  
01273 517517

To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)



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inbrief...

A stunning end of terrace older style house which has huge charm and character throughout. The property is situated in the heart of Denton village and has accommodation to include a lounge with open fire, kitchen, separate dining room, utility room, cloakroom, three bedrooms and family bathroom. Benefits of the property include gas fired central heating, beautiful rear gardens and a versatile workshop/studio.

|                   |                               |
|-------------------|-------------------------------|
| Style:            | End Of Terrace House          |
| Bedrooms:         | Three                         |
| Reception rooms:  | Two                           |
| Area:             | 1136 Sq ft/ 106 Sq m          |
| Outside:          | Established Large Rear Garden |
| Parking:          | Shared Driveway               |
| Energy rating:    | E                             |
| Council Tax Band: | C                             |

moredetail...

Phillip Mann are delighted to offer for sale this well presented Victorian house situated in a sought after location in the heart of Denton Village.

The property, which oozes charm throughout, is accessed via a small entrance hall into a delightful lounge. There is a brick fireplace with log burner as well as stripped wooden floorboards and shelving unit. A window overlooks the front and a door leads through into the kitchen.

The room is fitted with a range of base units and complimented with a wooden worktop, there is space for a dishwasher, fridge freezer and range oven as well as a integrated fridge and dishwasher. The room also has a quarry tiled floor which leads into the double aspect dining area. This delightful room has a pitched ceiling with wooden beams and French doors leading out into the rear garden.

Moving up through the property, the first floor landing has exposed wooden floorboards and a built in cupboard. The master bedroom is a good sized double room which continues the theme with exposed floorboards and a built in wardrobe. A window overlooks the front. Bedroom three has the same features and this times overlooks the stunning rear garden. The family bathroom is fitted with a white suite to include bath with mixer tap and shower attachment, low flush toilet and wash hand basin. There are part tiled walls, stripped wooden floorboards and a frosted window. The second floor leads to a good sized loft bedroom which has ample eaves storage, a feature cast iron fireplace, Velux window and a window overlooking the front.

Outside, the stunning rear garden is tiered and has has several seating areas and good size lawn area. There are a wide variety of shrubs, trees and flower beds and a useful timber shed.

The property also benefits from a studio/workshop which has power and light points and could benefit from a multitude of uses.

What the owner says...


We have loved living at the property and the space that it offers. We will dearly miss the South facing garden.



Bear in mind...

The property also benefits from a studio/workshop which has and light points and could benefit from a multitude of uses.





For further information or to arrange a viewing on this or any of our properties, please call one of the team on 01273 517517

