



Asking Price
£425,000
Freehold

Heighton Road, Newhaven

- THREE BEDROOM DETACHED HOUSE
- GARAGE + OFF STREET PARKING
- POTENTIAL TO TURN INTO FOUR BEDROOMS STAP
- FAMILY BATHROOM + ENSUITE
- HEART OF DENTON VILLAGE

GUIDE PRICE: £425,000 - £450,000

Welcome to Heighton Road, Newhaven - The property is tucked away opposite Denton Village Church but within easy reach of bus and rail links. This spacious property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three large bedrooms and two bathrooms, there's plenty of space for the whole family to enjoy.

Situated in a peaceful neighbourhood, this large detached house offers a wrap-around garden, ideal for those who love spending time outdoors or for children to play freely. The convenience of off-street parking and a garage adds to the appeal, making it a practical choice for those with vehicles or in need of extra storage space.

One of the features of this house is its potential to be transformed into a four-bedroom home, subject to necessary planning permissions.

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Accommodation

Entrance Hall

Living Room 22'11" x 11'11" (6.99m x 3.63m)

Carpet flooring, wall mounted radiators, dual aspect UPVC double glazed windows including double doors leading to the rear garden, fireplace, corning

Kitchen / Dining Room 22'11" x 9'10" (7.00 x 3.00)

Laminate flooring, wall mounted radiators, dual aspect UPVC double glazed windows throughout, including a UPVC door providing access to the rear garden. A mix of wall mounted and base units with space for all appliances, range master cooker with gas hob, extractor

Utility Room

Stairs Leading To First Floor

Bedroom One 16'5" x 11'11" (5.00m x 3.63m)

Carpet flooring, UPVC double glazed windows, built in wardrobes, wall mounted radiator, corning, door leading to en-suite

Ensuite

Tiled flooring, WC, sink, walk in shower, wall mounted radiator, UPVC double glazed window, extractor

Bedroom Two 10'8" x 9'10" (3.25m x 3.00m)

Carpet flooring, wall mounted radiator, UPVC double glazed windows, built in storage, corning

Bedroom Three 9'10 x 9'7 (3.00m x 2.92m)

Carpet flooring, wall mounted radiator, UPVC double glazed windows, built in storage, corning

Family Bathroom

Tiled flooring, wall mounted radiator, WC, vanity sink unit, bath with overhead shower, UPVC double glazed window

Garden

Wrap around garden

Garage

Agents Notes

EPC Rating: D

Council Tax Band: E

28 Blatchington Road, Hove, East Sussex, BN3 3YU

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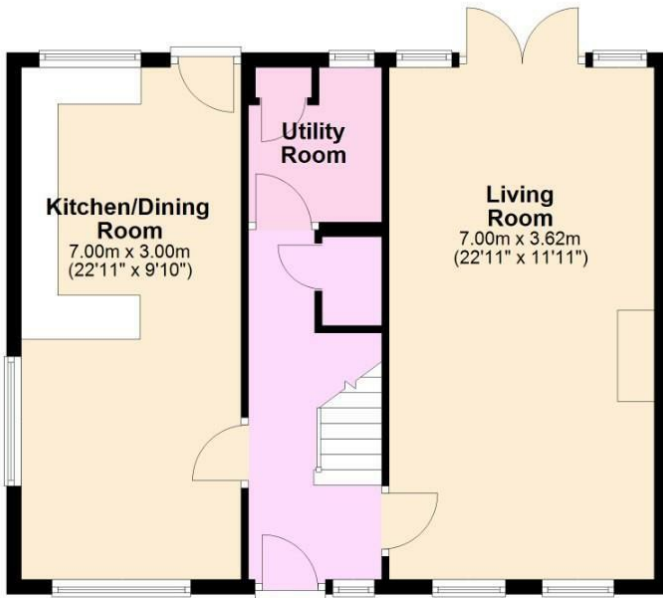


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Floorplan

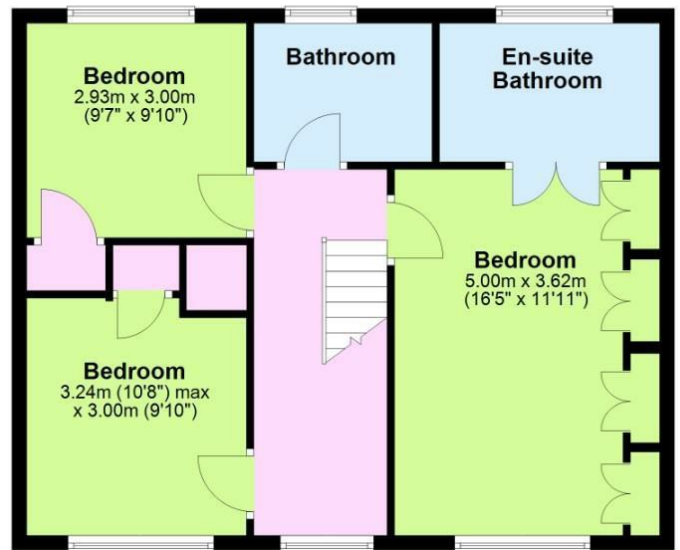
Ground Floor

Approx. 60.4 sq. metres (650.5 sq. feet)



First Floor

Approx. 60.8 sq. metres (654.9 sq. feet)



Total area: approx. 121.3 sq. metres (1305.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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