



Norehaven Piddinghoe Mead, Newhaven, Sussex, BN9 9RN

ROWLAND
GORRINGE

Norehaven Piddinghoe Mead Newhaven

Sussex

BN9 9RN

£699,950

Set on a beautiful plot in Piddinghoe Mead which is in the stunning location of The South Downs National Park this spacious four bedroom, four reception room detached house would make for a lovely home.

Internally the spacious house offers accommodation comprising; Welcoming and spacious entrance hall, dual aspect living room with brick built fire place and patio doors. Kitchen with adjoining utility room, 22' conservatory with French doors leading onto the rear. The dining room, study and downstairs cloakroom complete the ground floor. To the first floor there are four double bedrooms including a master suite with en-suite bathroom and further family bathroom.

The property stands on a good size plot with gardens wrapping around the house, including ample off road parking leading to the double garage.

Piddinghoe Mead is located between the borders of Newhaven and picturesque Piddinghoe with a stunning back drop of the South Downs and neighbouring farmland. The county town of Lewes is approximately seven miles away and offers comprehensive amenities as well as individual specialist boutiques. Both Lewes and Newhaven mainline railway station offer a service to London Victoria, Brighton, Eastbourne and Seaford. Newhaven cross channel ferry offers daily services to Dieppe. The city of Brighton and the Universities of Sussex and Brighton are both ten miles distant, and the famous Glyndebourne Opera House is located on the outskirts of Ringmer.

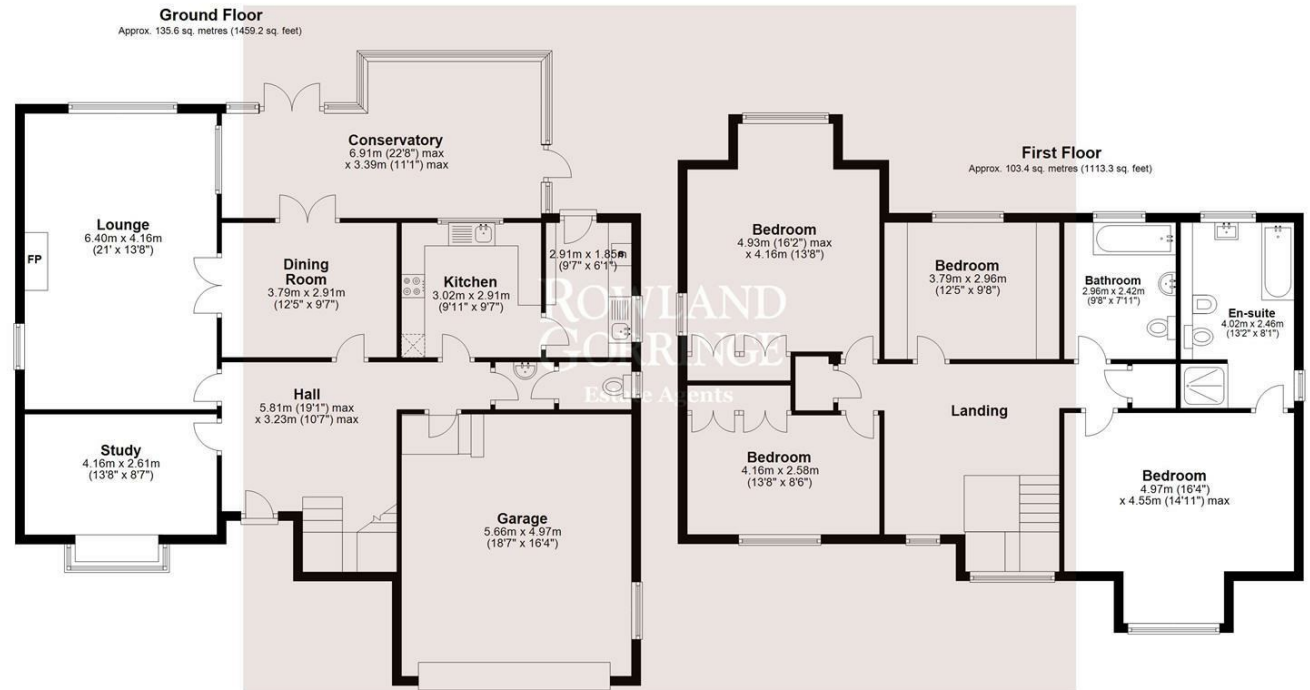


- Four Double Bedrooms
- Four Reception Rooms
- Piddinghoe Mead
- Double Garage
- Detached House
- Rarely Available
- Elevated Position
- Countryside Location



Entrance Hall	5.82m x 3.23m (19'1" x 10'7")
Cloakroom	
Kitchen	3.02m x 2.92m (9'11" x 9'7")
Utility	2.92m x 1.85m (9'7" x 6'1")
Dining Room	3.78m x 2.92m (12'5" x 9'7")
Living Room	6.40m x 4.17m (21" x 13'8")
Study	4.17m x 2.62m (13'8" x 8'7")
Conservatory	6.91m x 3.38m (22'8" x 11'1")
Landing	
Bedroom One	4.98m x 4.55m (16'4" x 14'11")
En-Suite	
Bedroom Two	4.93m x 4.17m (16'2" x 13'8")
Bedroom Three	4.17m x 2.59m (13'8" x 8'6")
Bedroom Four	3.78m x 2.95m (12'5" x 9'8")
Bathroom	2.95m x 2.41m (9'8" x 7'11")
Rear Garden	
Garage	5.66m x 4.98m (18'7" x 16'4")
EPC: D	
Council Tax Band: G	





Rowland Gorrington Estate Agents

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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