



Hillcrest The Highway, Newhaven, BN9 9TP

ROWLAND
GORRINGE

Hillcrest The Highway, Newhaven, BN9 9TP

£685,000

Light and spacious, this unique property was designed/built for the owner and offers 3 double bedrooms, 3 receptions, ensuite, utility room, large grounds (approx. 1 acres), a semi-rural setting, whilst having superb views to all elevations. There is also no onward chain.

Tucked away, this house is easily missed behind a screen of trees and bushes. Approaching the property via a drive and hard-standing for several vehicles, the property sits to the left, whilst a double garage with dividing wall sits to the right. Entering the vestibule you have a coat/boots area, with a short hallway taking you past the downstairs cloakroom, to the utility, which overlooks and has access to the rear garden. An internal door gives access to the house proper via a long hallway with a bank of storage cupboards. The spacious 23' dual aspect kitchen/dining room has windows to both the south and west, overlooking the front approach as well as the side lawn/wood. The 24' dual aspect living room sits to the rear of the property with open working fireplace and patio door into the conservatory. The brick based conservatory predominantly faces west and has an electric awning for shade with wind sensitive sensor, there is central

heating and a further patio door leading onto a garden lawn. Upstairs you have the 3 double bedrooms all with far reaching views and fitted wardrobes. The 23' master bedroom has a dual aspect as well as a sizeable ensuite shower room – please note a lift has been fitted into the corner connecting to part of the dining area. Completing the accommodation is a family bathroom.

Outside the mature, well stocked grounds extend to just under an acre with various allocated areas, including a vegetable garden, various lawns, an orchard with pear, plum, apple and fig trees. Beyond the maintained gardens are 2 small, wooded areas. There are 3 greenhouses and several sheds to the gardens, whilst the detached garages have power – with one having an electric roller door.

The Highway is a private no through road at the end of Upper Valley Road off the A259 coastal Road on the outskirts of Newhaven and within 5 minutes of Peacehaven golf-course. The semi-rural setting is ideal for walkers and dog owners alike with accessible walks nearby as well as the nearby Union (a commons field/park) which is ideal for dog walkers. Easily accessible to the a259 offering direct routes into Brighton, Eastbourne and of course Newhaven. There are also bus stops close by on the a259. Newhaven provides a mainline railway station with links to London (Victoria), Lewes and Brighton. Newhaven also has a ferry terminal linked to Dieppe (France). Please Note: The extensive grounds do lend the possibility to further extend without impacting the gardens, subject to relevant planning and building permissions.









Vestibule

Cloakroom

Kitchen/Diner

23'9" x 11'9" (7.26 x 3.60)

Living Room

24'8" x 14'10" (7.52 x 4.53)

Utility Room

8'11" x 6'7" (2.72 x 2.03)

Conservatory

17'1" x 9'9" (5.213m x 2.983m)

Landing

Bedroom One

23'7" x 11'10" (7.21 x 3.63)

En-Suite

9'2" x 8'3" (2.81 x 2.54)

Bedroom Two

14'9" x 12'5" (4.51 x 3.81)

Bedroom Three

8'9" x 8'9" (2.69 x 2.67)

Bathroom

6'9" x 5'6" (2.06 x 1.69)

Rear Garden

Side Garden

Side Garden

Garage 1

21'2" x 12'4" (6.471 x 3.78)

Garage 2

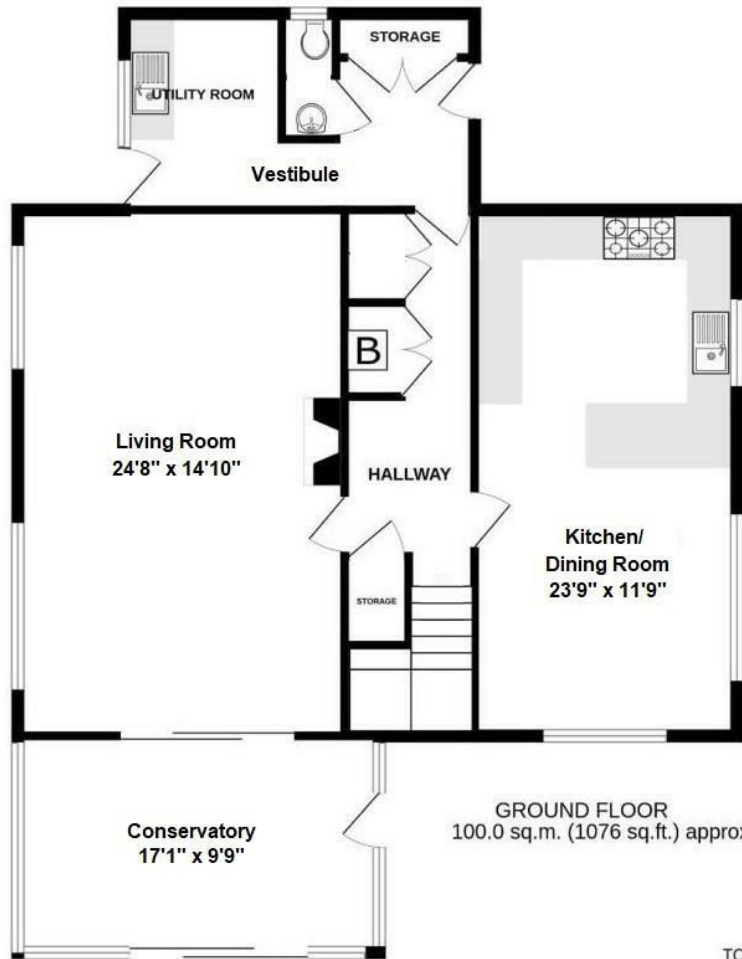
21'4" x 9'3" (6.52 x 2.84)

EPC - D

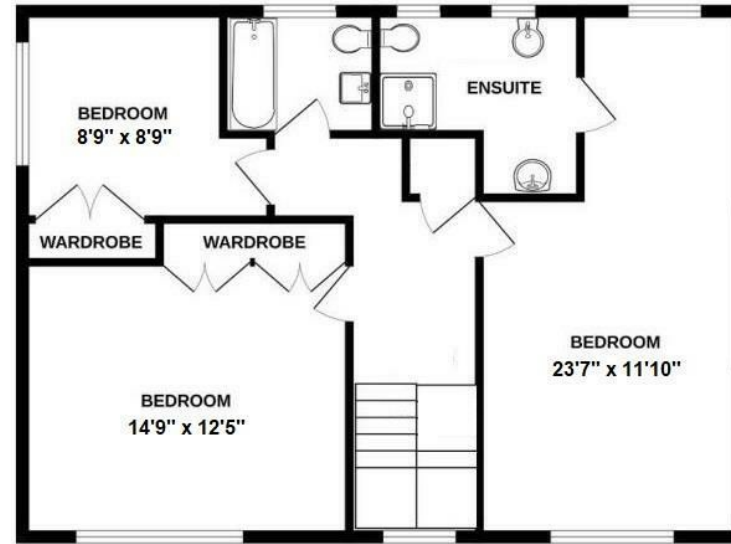
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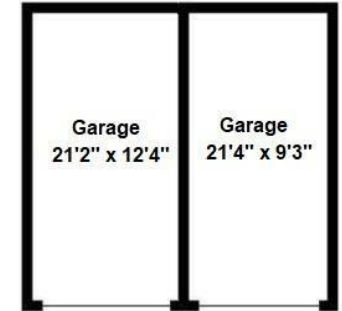




GROUND FLOOR
100.0 sq.m. (1076 sq.ft.) approx.



1ST FLOOR
72.4 sq.m. (779 sq.ft.) approx.



HILLCREST THE HIGHWAY NEWHAVEN

TOTAL FLOOR AREA : 172.4 sq.m. (1855 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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