



Northeast Lodge Newhaven Road, Northeast, BN7 3EY

ROWLAND
GORRINGE

Northeast Lodge Newhaven Road, Northeast, BN7 3EY

Guide Price £825,000

A beautiful, detached cottage of considerable charm and period character, set in the heart of the South Downs National Park. This period family home that has been sympathetically renovated to accommodate modern living without compromising the original character and charm. The property is offered for sale and boasts four double bedrooms combined with wonderful views of the South Downs all set in beautifully tendered walled gardens.

The ground floor comprises a solid wood Front Door into an open-plan Reception Room with fitted cupboards, leads onto the Sitting Room/Diner; Dining Area with bi-folding patio doors offering direct access to a south-facing decked patio with garden area beyond; dual aspect Sitting Area with feature fireplace with inset eight-kilowatt wood burner; Shower Room with low-level WC, wall mounted handwash basin, glazed door to outside, large walk-in shower, space and plumbing for washing machine, Travertine marble tiled floors; Sewing Room with feature fireplace; well-fitted Kitchen with wall and base units with solid walnut wood counters above, traditional oil fuelled Aga with separate electric Aga cooker with and ceramic hob beside, Travertine marble tiled floors; Scullery with a stable door leading to the side gardens and driveway beyond with solid walnut counters above, base units, Butler sink, space for free standing fridge, cupboard with fitted shelves housing the oil fired boiler, Travertine marble tiled floors.

Accessed via stairs leading from the reception hall, the first-floor accommodation comprises a Family Bathroom with a freestanding bathtub, large walk-in shower, wall-mounted

handwash basin, and low-level WC; a dual-aspect Principal bedroom with fitted cupboard; Bedroom 4/Dressing Room with a wall of fitted wardrobes; good-sized Bedroom 3 with access to the loft (insulated but not boarded); Bedroom 2 with a fitted double wardrobe.

Mains Water and Electricity. Secondary Glazing or Double Glazing throughout. Lewes District Council Tax Band G.

The outside space surrounding the property is divided into four sections. It includes a generous, well-established side garden laid to lawn with a south-facing decked patio area and a kitchen garden with raised vegetable beds and fruit trees, all enclosed by flint walls.

Further notable benefits of this Grade II listed property include an integral garden store, a freestanding timber shed, and a private driveway offering off-road parking for several vehicles.

The hamlet of Northeast is very conveniently situated between Lewes and Newhaven. Within the close by village of Rodmell there is a popular Public House, other attractions include Monks House (former home of Leonard and Virginia Woolf) and easy access to countryside walks. The historic county town of Lewes is approximately 4 miles distant and offers an excellent range of amenities with its many individual shops and also major supermarkets including; Waitrose and Tesco, schooling for all ages and recreation facilities. Lewes mainline railway station offers services to London Victoria (just over the hour). The universities of Brighton and Sussex are situated at Falmer approximately 6 miles distant and the famous Glyndebourne Opera House is on the outskirts of Ringmer. The port of Newhaven is approximately 4 miles distant and offers a regular ferry service to Dieppe, France.









Reception Hall

12'9" x 9'11" (3.89m x 3.02m)

Sitting/ Dining Room

16'5" x 11'5" (5.00m x 3.48m)

Living Room

14'5" x 12'10" (4.39m x 3.91m)

Family Room

12'8" x 9'11" (3.86m x 3.02m)

Kitchen

12'8" x 9'3" (3.86m x 2.82m)

Scullery

7'7" x 6'11" (2.31m x 2.11m)

Claokroom/WC Shower

Store

First Floor Landing

Bedroom

13'1" x 11'8" (3.99m x 3.56m)

Bedroom

13'0" x 8'10" (3.96m x 2.69m)

Bedroom

10'8" x 7'7" (3.25m x 2.31m)

Bedroom

10'6" x 9'11" (3.20m x 3.02m)

Bathroom

Front & Rear Gardens

Ample Off Road Parking

Council Tax: G

EPC: Exempt





Newhaven Road, Northease, BN7 3EY

Approximate Gross Internal Area = 155.1 sq m / 1669 sq ft

Store = 2.5 sq m / 27 sq ft

Total = 157.6 sq m / 1696 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

Rowland Gorrings Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk

rowlandgorringe.co.uk

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.

**ROWLAND
GORRINGE**