



5 Denton Rise, Newhaven, BN9 0QL

ROWLAND
GORRINGE

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£650,000

Built Circa 1907 this well presented, detached & extended 4 double bedroom house, has 3 receptions, utility room, ensuite, double garage, a garden office with power/ water/ hard-wired connection/ soil pipe & no onward chain.

Well presented through-out, this spacious house has a 18' through aspect living room with an attractive open working fireplace. Across the original tiled entrance hall is the family room with its oak flooring, working decorative wood burner and open doorway into; the 16'sq kitchen/dining room which has a triple aspect, exposed brick, central island, under floor heating and side door leading to the garden. The 4 double bedrooms and family shower room/wc are on the 2nd floor. Bedroom 1 being the master has a Juliette balcony, an ensuite walk in shower/wc with exposed beams, vaulted ceiling and velux window.

Outside: The rear garden is predominantly laid to lawn with several fruit trees. To the rear of the garden a brick home office/cabin has been built, with cavity walls, insulation, hard-wired for

communications, electricity, water and a mains soil pipe. To the front, behind an electric gate there is hard standing for 2 vehicles as well as the electric double door to the double garage. The garage has power, some eaves storage and a utility room with door to the rear garden.

Located in Denton Rise the property sits on the boundary of Denton Village and South Heighton. The South Downs National Park, with its delightful countryside walks is within easy reach. Popular local Village pubs 'The Flying Fish' and Hampden Arms are a few streets away. Local shops and bus services can be found at Denton Corner, also a Sainsbury's supermarket are all within a mile. The cross-channel ferry service to Dieppe and railway station are both with approximately a mile and a half. The county town of Lewes is within eight miles, the City of Brighton and Eastbourne are approximately twelve miles.

Points of interest to the property:

- During the Second World War the house was used as billeting for a communications division of WRNS 'Wrens'.
- Lapsed planning to connect the living room and kitchen/diner externally via an orangery.
- Lapsed planning to extend behind the garage.
- Solar tiles to garage & garden office are owned outright.









Porch

Hall

Kitchen/Dining Room

16'4" x 16'4" (5.00m x 5.00m)

Living Room

18'4" x 11'9" (5.60m x 3.60m)

Family Room

11'9" x 11'9" (3.60m x 3.60m)

Cloakroom/WC

Landing

Master Bedroom

16'4" x 16'4" (5.00m x 5.00m)

- Ensuite

10'9" x 4'7" (3.30m x 1.40m)

Bedroom 2

11'9" x 11'9" (3.60m x 3.60m)

Bedroom 3

11'9" x 9'2" (3.60m x 2.80m)

Bedroom 4

11'9" x 8'10" (3.60m x 2.70m)

Shower/WC

8'2" x 6'2" (2.50m x 1.90m)

Garage

18'8" x 16'4" (5.70m x 5.00m)

Utility Room

6'10" x 6'10" (2.10m x 2.10m)

Home Garden Office

17'10" x 12'5" (5.46m x 3.80m)

WC

Rear Garden

Front Garden

Hardstanding

Council Tax Band: E

EPC: C



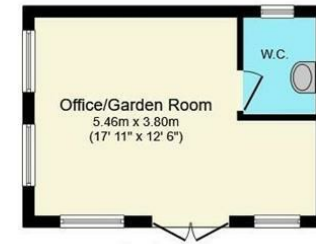




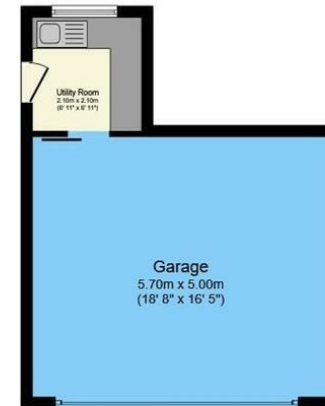
Ground Floor



First Floor



Outbuildings



Garage

floor area 204.4 sq.m. (2,200 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Rowland Gorringe 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.

