



38 Heighton Crescent, Newhaven, BN9 0QT

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£345,000

A superbly presented semi-detached 2/3 bedroom house with stunning views over countryside towards Lewes.

Refurbished over the last 2 years by the current owner: The house now boasts a modern kitchen to the front, with counter lighting and integrated white goods. The living/dining room has views over farmland and access into the conservatory. Conservatory itself has commanding countryside views and access onto the garden. Upstairs you have 2 double bedrooms. Bedroom 1 has been knocked through to bedroom 3 (a stud wall can be re-instated), now providing a dressing area and also enjoys the far reaching views over countryside/farmland. A modern walk-in shower/wc completes the upstairs accommodation.

Outside the rear garden is predominately laid to paving (low maintenance), has commanding countryside views, raised pond, rear and side gates. Whilst to the front there is a bin storage area, hardstanding block brick drive and a low maintenance faux grass. A garage is also located on a block directly in front of the property.

Heighton Crescent is a no through road in a popular residential area within Denton. Adjoining the South Downs National Park, Denton village has a popular primary school, several public houses, corner shops, garden centre & a Sainsbury's supermarket are all close by. Newhaven town is within a short walk and has a Railway Station, marina and cross Channel car ferry service to Dieppe. The county town of Lewes is within eight miles, Brighton and Eastbourne are approximately twelve miles.



- Semi-Detached House
- 2 Double Bedrooms (orig. 3 bed)
- 16' Living/Dining Room
- Well Presented
- Driveway
- Stunning Countryside Views
- Refurbished Through-Out
- Conservatory
- Garage
- No Chain



Entrance Hall	
Cloakroom/WC	
Hall	
Kitchen	3.28m x 2.55m (10'9" x 8'4")
Living/Dining Room	5.10m x 4.60m (16'8" x 15'1")
Conservatory	3.85m x 2.25m (12'7" x 7'4")
Landing	
Bedroom 1	4.60m x 3.76m max (15'1" x 12'4" max)
Bedroom 2	2.92m x 2.62m (9'6" x 8'7")
Shower Room/WC	
Rear Garden	
Garage	5.23m x 2.49m (17'2" x 8'2")
Council Tax Band: C	
EPC: C	





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Approximate Gross Internal Area = 93.0 sq m / 1001 sq ft

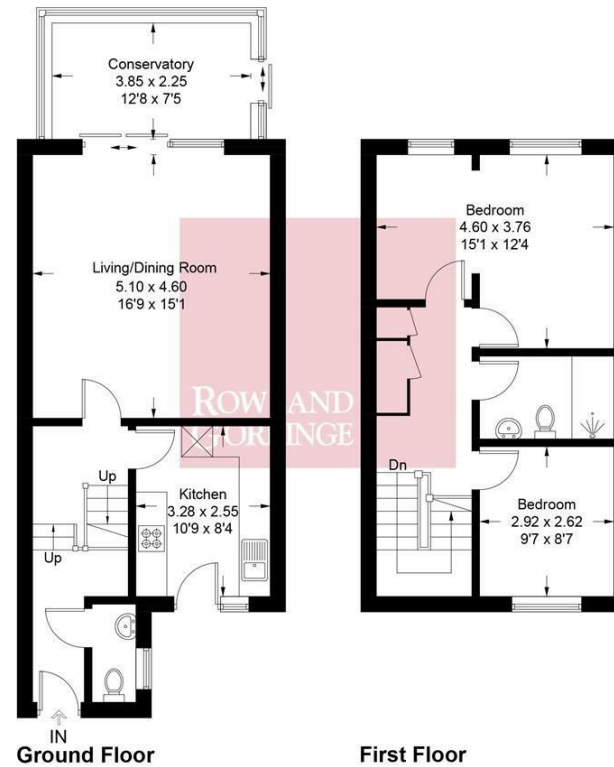


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

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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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