



62 Denton Road, Newhaven, Sussex, BN9 0QD

ROWLAND
GORRINGE

62 Denton Road
Newhaven

Sussex
BN9 0QD

£375,000

A charming mid terraced 3 bedroom grade II listed cottage with stripped wood floorboards through-out and brace'n'latch doors to most rooms.

On the ground floor the living/dining room sits to the front of the property with fireplace, understairs cupboard and an open through aspect to the kitchen. The kitchen itself has a range of wall and base units, a rayburn cooker sits within the original fireplace and a butlers sink sits below the rear window – with views to the flint enclosed courtyard. The first floor consists of third bedroom to the front with views over Denton to distant farmland, a bathroom and the second bedroom to the rear. An open staircase leads to the third floor, which consists of the light and spacious main bedroom with a front to rear aspect, views towards distant fields as well as a feature cast iron fireplace.

Outside the private flint enclosed courtyard is accessed via the stable style kitchen door. Flagstone steps with an iron railing lead to a small lawned garden. Whilst a small private twitten from the rear garden leads behind the neighbours garden to a further wild garden. Whilst to the front is a retaining flint wall to the street with steps leading the attractive front garden and winding path to the front door.

Located on Denton Road, with the popular 'Flying Fish' and 'Hampden Arms' public houses both within a few roads of the property. Local shops and bus (services to Eastbourne & Brighton) can be found on Denton corner, whilst a Sainsburys superstore is opposite – all within a mile of the property. There are delightful countryside walks nearby with easy access onto the South Downs National Park. The cross-channel ferry service to Dieppe and railway station are both with approximately a mile and a half.



- Terraced Cottage
- Character Features
- Arranged over 3 Floors
- Flint Enclosed Courtyard
- 3 Bedrooms
- Views to Farmlands
- South Facing Garden



Entrance Hall	
Living/Dining Room	5.12m x 3.16m (16'9" x 10'4")
Kitchen	4.03m x 2.41m (13'2" x 7'10")
Landing	
Bedroom 2	3.71m x 2.52m (12'2" x 8'3")
Bathroom	2.72m x 1.51m (8'11" x 4'11")
Bedroom 3	4.07m x 2.27m (13'4" x 7'5")
Bedroom 1	5.99m x 4.02m (19'7" x 13'2")
Rear Garden	
Front Garden	
Council Tax Band: C	
EPC: exempt (Grade II listed)	





Denton Road

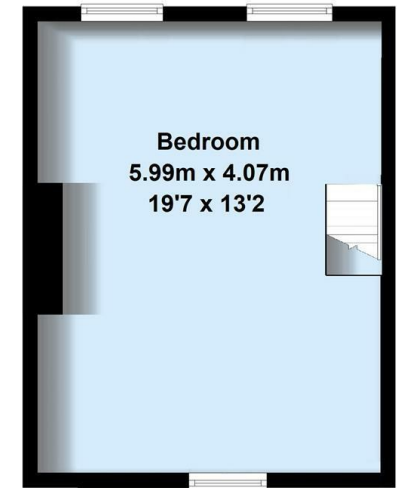
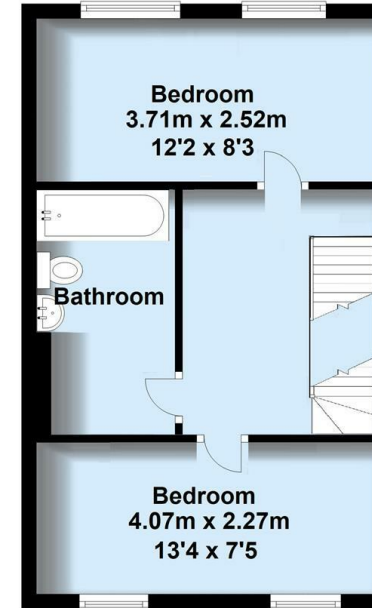
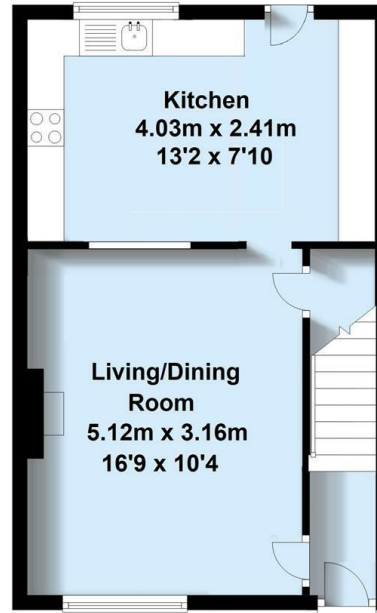


Illustration for identification purposes only, measurements are approximate, not to scale

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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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