



Justins Village Green, Piddinghoe, Nr Lewes, East Sussex, BN9 9AP

ROWLAND
GORRINGE

Justins, Village Green Piddinghoe, BN9 9AP

Guide Price £900,000

An undisputed hidden gem! Tucked away behind the village church in Piddinghoe, on the banks of the River Ouse, a detached three/four bedroom house in need of some modest refurbishment.

Boasting river frontage, delightful well stocked private gardens and outstanding views, this property is immediately available for sale by private treaty with no onward chain. 'Justins' was built in the 1960s by the architect, PJ Harland, on land which once formed part of the Old Vicarage's garden. Whilst altered over the years, this charming home still offers considerable scope to extend, subject to obtaining the appropriate building and planning consents.

The light accommodation comprises panelled Oak Front Door into Reception Hall; Cloakroom with low level WC, vanity unit with inset hand wash basin, fitted shelves; Kitchen/Breakfast Room with fitted wall and base units, integrated electric cooker, under counter space for dishwasher, space for freestanding fridge/freezer, two picture windows giving superb views over the River Ouse; dual aspect Dining Room/Bedroom 4; triple aspect Sitting Room with feature stone fireplace and hearth with inset wood burner, sliding patio doors onto paved terrace; Garden/Day Room (added in 1997, incorporating half of the integral garage) with large picture windows overlooking the garden, double Butler's sink with fitted cupboard under and to the side; Boiler Room/Bicycle Store with Cedar clad up-and-over door to garden, wall mounted fuse board, Worcester oil fired boiler.

Open tread staircase from the Reception Hall to half landing with large picture window; First Floor landing with airing cupboard housing hot water tank, plumbing for washing machine; shallow shelved cupboard; triple aspect Principal Bedroom suite with fitted wardrobes, hand wash basin with fitted cupboard under, wall mounted electric bar heater; en suite Shower Room with fully tiled and glass fronted corner shower unit, low level WC, heated towel rail, tiled floor; south-facing Reading Room/Office (originally built as an open balcony and subsequently enclosed in the early 1990s) with large picture windows to capitalise on the superb open aspect; double aspect Bedroom 2 with range of fitted wardrobes, vanity unit with inset hand wash basin, door to walk-in eaves storage space, circular

window; Bedroom 3 with wall mounted hand wash basin, fitted wardrobe; Family Bathroom with coloured suite of panel bath with shower attachment, low level WC, pedestal hand wash basin, heated towel rail, access to insulated and part boarded Loft space with concertina ladder and electric light.

Mains water and electricity. Oil fired central heating with panel radiators throughout. Double glazed windows throughout.

The property is approached via a grass and concrete drive into the front garden, past the detached garage with up-and-over door and light and power. The front garden is laid mainly to lawn with well stocked borders and is enclosed on one side by a low flint wall and to the other by a high Beech hedge.

The delightful, very private, south-facing rear garden is laid to lawn with mature shrubs and trees including a beautiful Magnolia tree, an abundance of established Camellias and well stocked borders. There is a gate in the boundary fence which provides access to the adjoining Hoe Recreation Ground.

In 2003 the parcel of land between the garden and the River Ouse was purchased, giving river frontage to the property and direct access onto Egrets' Way, a public footpath alongside the river. Once a market garden, this piece of land has been left to 're-wild'. Access to this area is gained via an Oak framed stepped ramp from the garden, with vehicular access via a five bar gate adjacent to the entrance to the drive.

Local authority: Lewes District Council - Tax band F
Services: Mains water, Electricity & Drainage are appointed to the property. Oil Fired Central Heating

Location - Piddinghoe lies south of Lewes between the River Ouse and the sea. Found approximately four miles distant from the vibrant coastal town of Seaford and just two miles to the north of Newhaven. The village itself has an active social calendar, village hall, tennis court, recreation space, and fishing and sailing on the lake nearby. The county town of Lewes is approximately seven miles distant and offers more comprehensive amenities along with individual specialist boutique shops. Mainline railway station at Lewes offers connections to London Victoria (just over the hour), and the ferry port at Newhaven offers services to Dieppe.

Directions:
<https://w3w.co///maximum.clarifies.decency>









Entrance Hall

Sitting Room

22'1" x 14'9" (6.74 x 4.50)

Kitchen

15'6" x 10'2" (4.74 x 3.12)

Dining Room

14'7" x 10'7" (4.47 x 3.25)

Family Room

19'1" x 8'11" (5.83 x 2.73)

Boiler Room/Cycle Store

8'11" x 7'6" (2.72 x 2.31)

Landing

Bedroom 1

17'7" x 13'5" (5.38 x 4.10)

Bedroom 2

10'2" x 8'6" (3.12 x 2.60)

Bedroom 3

14'11" x 12'11" (4.57 x 3.94)

Garden

Garage

24'11" x 7'10" (7.60 x 2.40)

EPC: E

Council Tax: F





Village Green, Piddinghoe, BN9 9AP

Approximate Gross Internal Area = 198.5 sq m / 2137 sq ft
(Including Eaves)

Garage = 18.2 sq m / 196 sq ft

Total = 216.7 sq m / 2333 sq ft

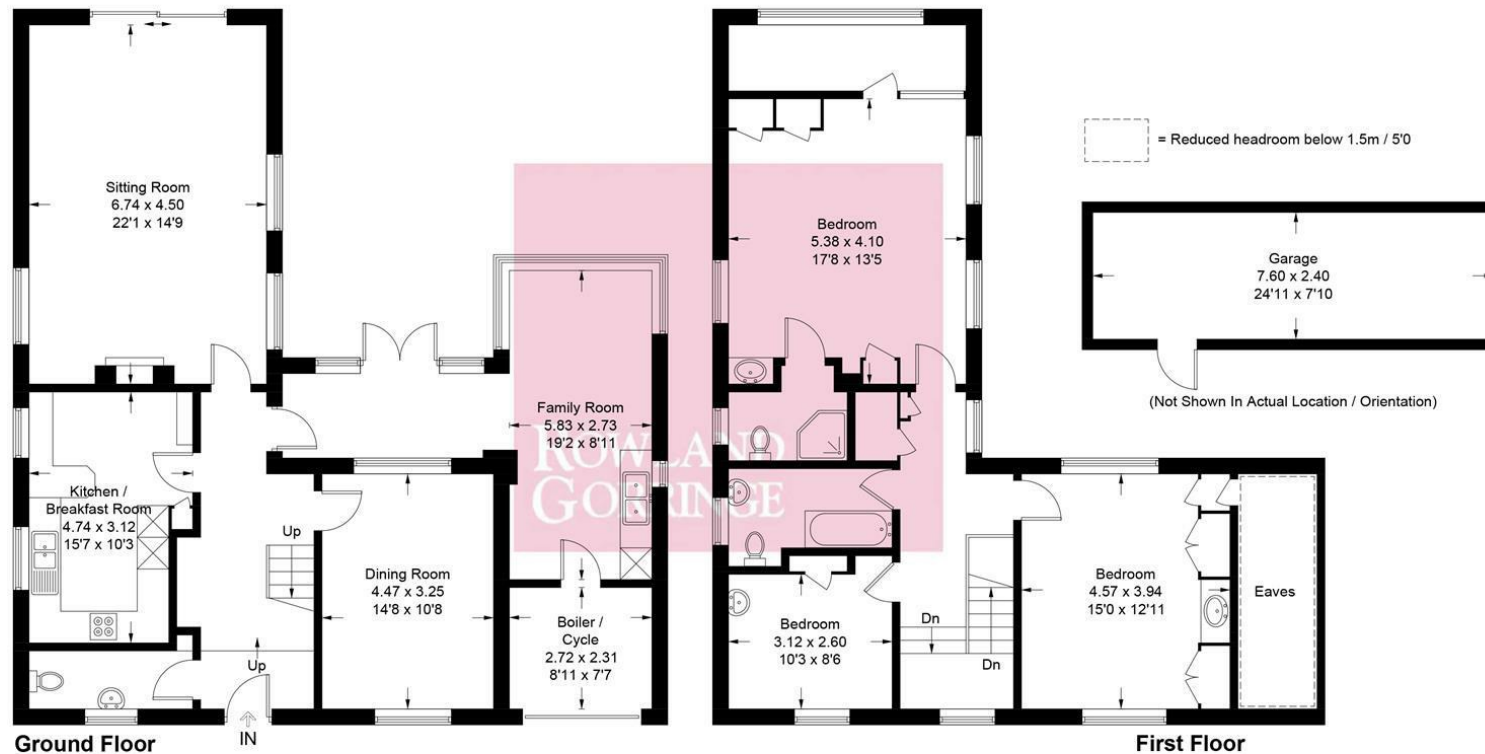


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

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.

**ROWLAND
GORRINGE**