



31 St. Martins Crescent, South Highton, Denton, BN9 0PH

# 31 St. Martins Crescent Denton BN9 0PH

## £315,000

A well presented 3 bedroom, mid terrace house located in a close within the village of South Heighton.

This charming property is light and bright throughout with internal accommodation comprising; welcoming hall, spacious living/dining room with full length southerly windows to the front and stairs leading to the first floor. The newly fitted, pristine and modern kitchen has matching base and wall units, built in appliances including fridge freezer, dishwasher, induction hob, oven, sink with drainer unit and combination tap. A cloakroom completes the ground floor. Access to the rear garden is also available.

To the first floor you will find an open landing space, 3 bedrooms 2 being good size doubles and 1 single with the principle bedroom offering fitted wardrobe space. The stylish family bathroom is newly fitted with W/C, panel bath with overhead shower, wash basin and added storage.

The secluded rear garden is terraced. The first level has a full width patio with steps up to the lawn space. The second level is complete with lawn and is a real sun trap perfect for relaxing and provides a gate to the rear.

St Martins 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.



- 830 sqft
- Front & Rear Gardens
- Close to Schools
- Close to Bus Stop & Shops
- 3 Bedrooms
- Well Presented
- Recently Fitted Bathroom & Kitchen
- No Through Road



Hall  
Kitchen 2.74m x 2.62m (8'11" x 8'7")  
Living/Dining Room 5.49m x 4.60m (18'0" x 15'1")  
W/C 1.45m x 0.94m (4'9" x 3'1")

Landing  
Bathroom 2.06 x 1.88 (6'9" x 6'2")  
Bedroom 1 4.29m x 2.64m (14'0" x 8'7")  
Bedroom 2 3.99m x 2.64m (13'1" x 8'7")  
Bedroom 3 2.46m x 1.88m (8'0" x 6'2")

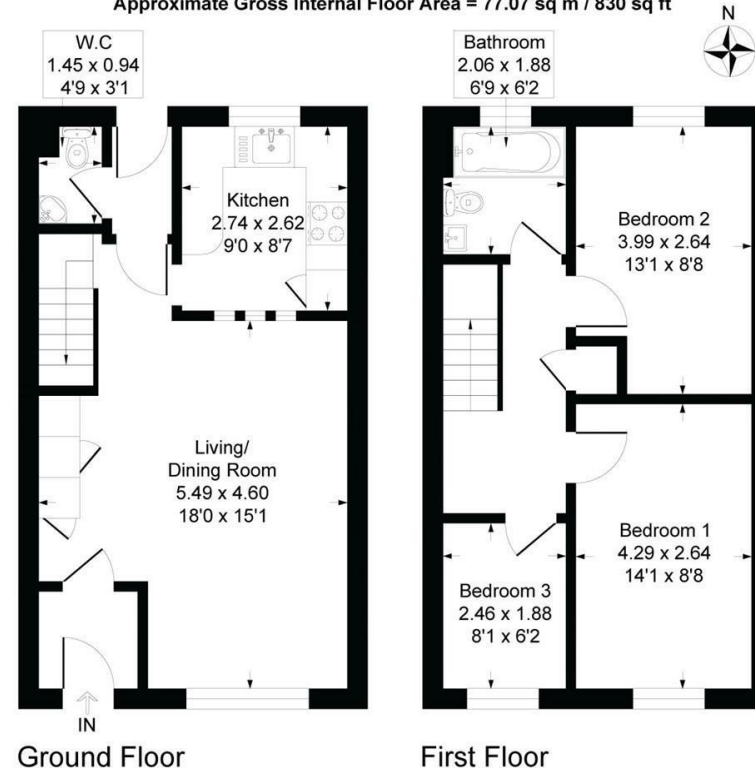
EPC - C  
Council Tax - C





## 31 St Martins Crescent, BN9 0PH

Approximate Gross Internal Floor Area = 77.07 sq m / 830 sq ft



### Rowland Gorrington Estate Agents

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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.

