



Heighton Road, South Heighton, Newhaven, BN9 0JT  
£400,000

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## Heighton Road

South Heighton, Newhaven

Situated on a highly desirable road in the heart of South Heighton, this spacious three bedroom link detached house offers an exceptional blend of comfort, versatility, and convenience. The property is ideally positioned for easy access to local amenities, including well-regarded schools, shops, and leisure facilities, as well as excellent transport links to nearby town and city centres. Upon entering, you are greeted by a welcoming hallway leading to a generously proportioned south facing lounge, which enjoys an abundance of natural light throughout the day, creating an inviting space for relaxation or entertaining guests. Adjacent to the lounge, the south facing dining room provides the perfect setting for family meals or dinner parties.

- This 3 bedroom link detached house is located in a sought after road in South Heighton
- Good size south facing lounge
- South facing dining room
- South facing kitchen
- Study
- 3 good size bedrooms
- Bathroom/wc and a shower room/wc
- Off road parking and a garage
- South facing rear garden



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The kitchen is also south facing and overlooks the rear garden. A separate study offers a quiet retreat for home working, reading, or could be repurposed as a playroom or hobby space to suit your needs. Upstairs, the property boasts three generously sized bedrooms, each offering comfortable accommodation and flexibility for family living, guests, or additional workspace. The principal bathroom is well appointed with a bath, wash basin, and WC, while back on the ground floor a separate shower room with its own WC adds further convenience for busy households. The property benefits from off road parking and a garage, ensuring secure and convenient storage for vehicles and other belongings. With its excellent room proportions, versatile layout, and sought after South Heighton location, this home presents an outstanding opportunity for families, professionals, or anyone seeking a comfortable and well connected residence in a friendly community. Early viewing is highly recommended to fully appreciate the space, light, and lifestyle this attractive property has to offer.

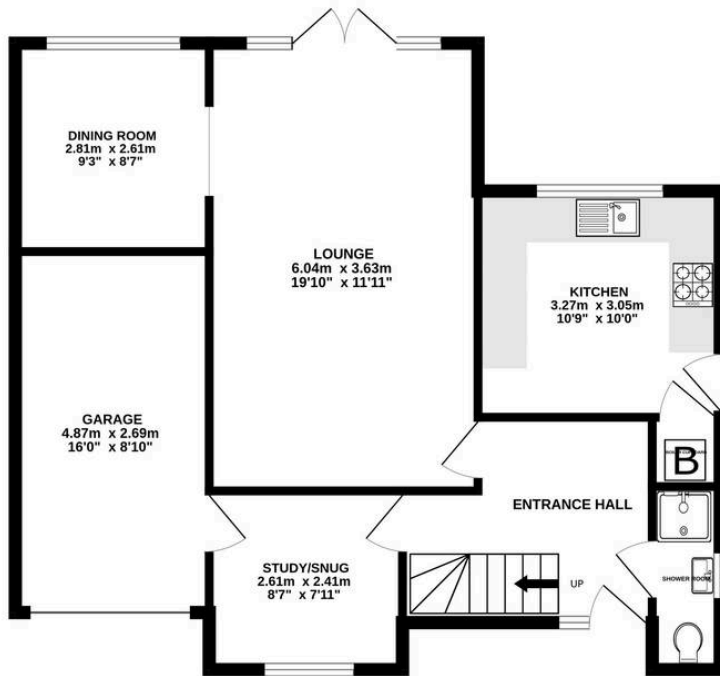
Council Tax band: E

Tenure: Freehold

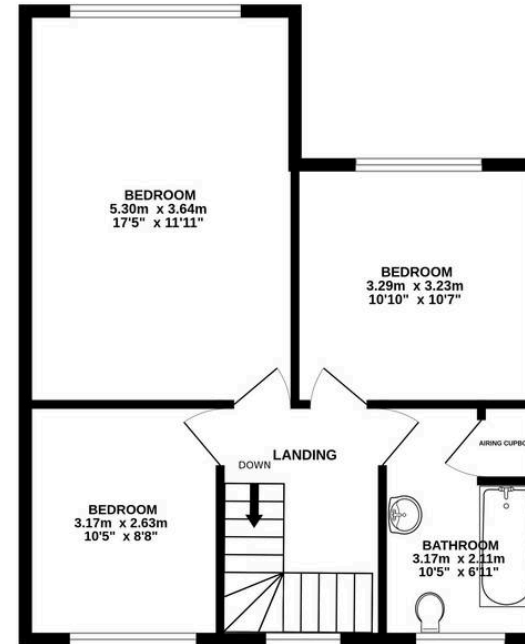
EPC: TBC



GROUND FLOOR  
69.7 sq.m. (750 sq.ft.) approx.



1ST FLOOR  
51.9 sq.m. (558 sq.ft.) approx.



ST CLARE HEIGHTON ROAD NEWHAVEN

TOTAL FLOOR AREA : 121.6 sq.m. (1309 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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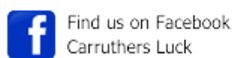
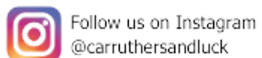
# Carruthers and Luck Sales and Lettings

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