



57 Wellington Road, Newhaven, Sussex, BN9 0RH

ROWLAND
GORRINGE

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Offers Invited £395,000

A truly delightful three (double) bedroom semi-detached house. Offered for sale in pristine order throughout with aspects and views to behold, having been considerably and comprehensively refurbished by the present owner. This is a home that promotes a lifestyle to aspire to, light and airy throughout with well-balanced accommodation found over ground and first floor with commanding aspects to both front and rear. The enclosed rear garden adjoins open downland countryside accessed directly via rear garden gate, this offers a high degree of privacy and considerable tranquillity that is immediately accessed via the kitchen, sitting room and side access (from front drive).

The accommodation is found as follows:- uPVC framed and glazed front door gives access to a galleried hallway which has 2 storage cupboards, parquet flooring.

The heart of this fine home is the Sitting/Dining Room with dual aspect room with has a feature cast iron wood burner, parquet flooring, along with powder coated aluminium bi-fold doors, to allow the dining area to open onto the patio and the rear garden.

The kitchen is tastefully fitted with a range of wall and base 'hand fitted' units which incorporate a s cupboards and a nest of drawers. There is a built-in electric oven along with a gas hob with extractor over. A sink unit is set into solid wood worksurfaces and there is ample appliance space. The room is complete with a part tiled wall, storage cupboard and windows which overlook the rear garden.

Cloakroom with a WC and wash hand basin. The capacious first floor landing has loft access, picture window to the gable/side elevation. Bedroom one is a delightful room with ample space for wardrobes and a picture window overlooks the rear offering a broad view over the garden and countryside to the horizon. Bedroom Two is a generous double with south/easterly aspect over

Denton. Bedroom three is a large will fit a 'midi' double with picture window and pleasing south/easterly aspect. A family bathroom with a bath, shower cubicle, WC and wash hand basin. The room is complete with tiled flooring, part tiled walls, built in cupboard and a window overlooking the rear garden.

Outside: The rear garden provides year-round planting interest along with specimen fruit trees including two varieties of plum and an apricot tree. As our photography shows this area is highly private with broad concrete paved terrace enclosed by raised surround, leading to expanse of lawn with ornate garden pond, timber garden shed and access to downland countryside.

The front garden is of open plan, laid to lawn that is flanked by an established flower border with retaining wall. Brick paved driveway providing access to the integral garage as well as secure off-road parking for two vehicles.

Location: The South Downs National Park, with its delightful countryside walks including nearby coastal path is within easy reach. Popular local Village pubs 'The Flying Fish' and Hampden Arms are a few streets away. Local shops and bus services can be found at Denton Corner, also a Sainsbury's supermarket is all within a mile. The cross-channel ferry service to Dieppe and railway station are both with approximately a mile and a half. The county town of Lewes is within eight miles; The City of Brighton and Eastbourne are approximately twelve miles distant.

Tenure: Freehold for sale by private treaty.

Local Authority: Lewes District Council, Council Tax Band: d - All mains services are appointed to the property. Gas fired central heating is supplied by a Worcester Bosch condensing wall mounted boiler.

We understand that the current broadband download speed (ultrafast) at the property is around 1000 Mbps, however please note that results will vary depending on the time a speed test is carried out. Actual service availability at the property or speeds received may be different. (data taken from checker.ofcom.org.uk on 11/05/2026).

Directions:
<https://w3w.co///married.friction.impeached>









Entrance Hall

Kitchen

15'2" x 9'11" (4.62m x 3.02m)

Sitting/Dining Room

23'5" x 12'3" (7.14m x 3.73m)

Cloakroom

Landing

Bedroom One

14'4" x 10'8" (4.37m x 3.25m)

Bedroom Two

12" x 11'3" (3.66m x 3.43m)

Bedroom Three

12'9" x 7'9" (3.89m x 2.36m)

Bathroom

Garage

17'9" x 7'7" (5.41m x 2.31m)

Rear Garden





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Approximate Gross Internal Area = 100.7 sq m / 1084 sq ft
Garage = 12.4 sq m / 133 sq ft
Total = 113.1 sq m / 1217 sq ft

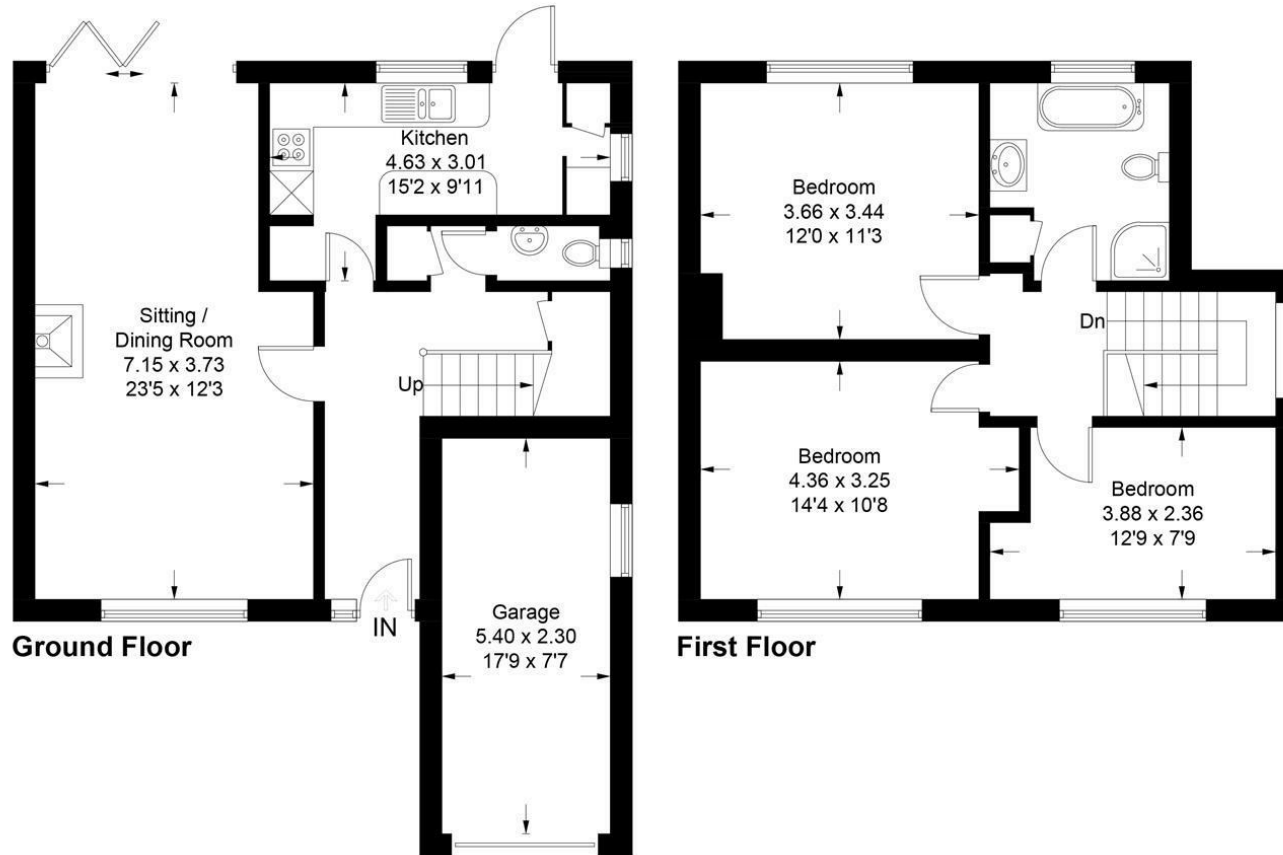


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

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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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