

52 Station Road, Newhaven, BN9 0NN

ROWLAND GORRINGE

52 Station Road
Newhaven
BN9 0NN

£340,000

A beautifully presented three bedroom terraced family home, boasting three reception rooms, conservatory, garage, driveway and a easterly facing rear garden.

Surprisingly spacious and light throughout you are greeted with a spacious hallway, kitchen with fitted wall and base units, living area with a feature panelling wall and double doors leading into the conservatory. Dining/Family room with patio door leading out into the garden. And access to the garage.

A generous landing accessing three double bedrooms, family bathroom and storage cupboard. New boiler and radiators fitted throughout in 2025.

To the front elevation is a block paved driveway and a raised patio area where you have distant views towards Lewes & The South Downs.

You can access the garden via the conservatory and the dining room/family room, there is a patio area with steps leading to an Easterly facing garden.

Station Road is located on Mount Pleasant, on the outskirts of Denton village, which has a local primary school, church and village pub. Conveniently located the property is within one and a half miles of Newhaven railway station and a nearby Sainsburys superstore. Access onto the South Downs National Park is also conveniently nearby, providing stunning downland public pathways and bridal pathways.



- Terraced House
- Family Bathroom
- Conservatory
- Close to Local Transport
- Garage
- Three Bedrooms
- Rear Garden
- Dining room/Family Room
- Close to Local Amenities



Entrance Hall	
Kitchen	3.28m x 2.31m (10'9" x 7'7")
Living Room	5.13m x 4.34m (16'10" x 14'3")
Dining Room/Family Room	2.82m x 2.36m (9'3" x 7'9")
Conservatory	2.97m x 2.97m (9'9" x 9'9")
Landing	
Bedroom One	5.13m (16'10")
Bedroom Two	4.47m x 3.96m (14'8" x 13")
Bedroom Three	3.18m x 2.34m (10'5" x 7'8")
Bathroom	2.31m x 2.31m (7'7" x 7'7")
Rear Garden	
Garage	3.33m x 2.36m (10'11" x 7'9")

EPC: C

Council Tax Band: C











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Approximate Gross Internal Floor Area = 109.51 sq m / 1179 sq ft
Garage Area = 7.85 sq m / 85 sq ft
Total Area = 117.36 sq m / 1264 sq ft

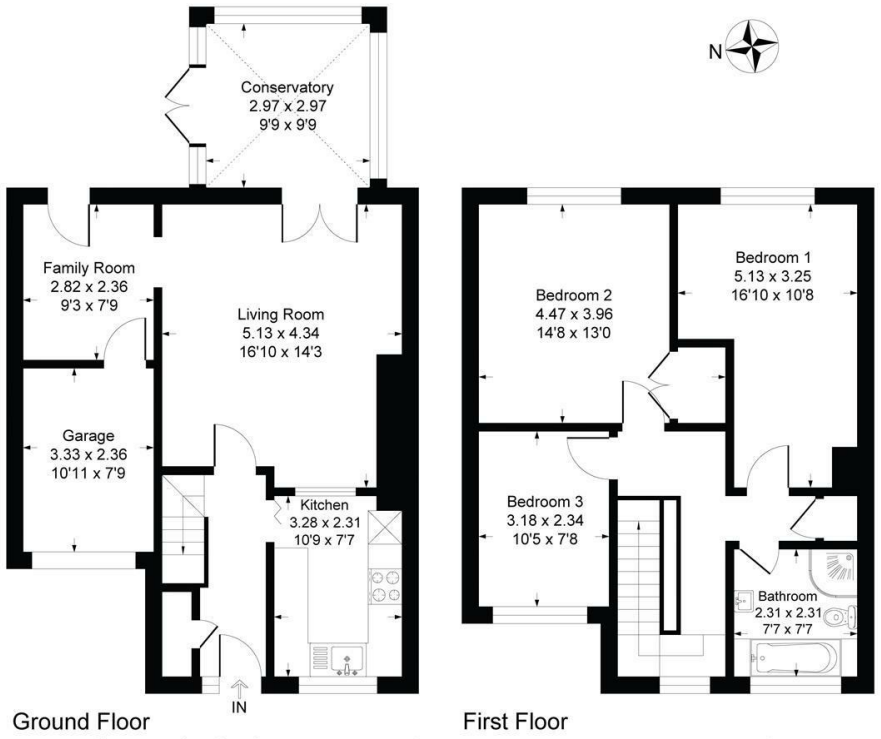


Illustration for identification purposes only, measurements are approximate, not to scale

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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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