



3 Vicarage Close, Newhaven, BN9 0RF

ROWLAND
GORRINGE

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£460,000

A very attractive semi detached three double bedroom 17th century Grade II listed barn, converted in 1980's, within the heart of Denton village.

The property has a light and spacious feel with features of its original construction in evidence throughout including exposed brickwork, beams and joinery. A vaulted entrance hall with gallery landing takes you through to the open plan living/ dining area, feature fireplace with fitted gas fire and French doors leading onto the delightful enclosed garden. The raised dining area has windows over looking the side. The modern refitted kitchen has matching wall and base cupboards, integrated appliances and doorway into the utility room. The ground floor further offers a cloakroom/wc.

The first floor has a gallery landing, three double bedrooms, ensuite bathroom to the master suite and further family bathroom. Stairs lead up to the

23' attic room which is perfect for a play room, office or further reception area.

Outside there is a gate to the front with winding brick path leading to the front door, garage in nearby block and further parking spaces. The garden is secluded, with lawn area, 2 seating areas, established shrubs and trees.

Located in Vicarage Close which is in the heart of Denton Village and South Highton. The South Downs National Park, with its delightful countryside walks 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 are 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.









Entrance Hall

Living/Dining Room

24'2" x 20'5" (7.37m x 6.22m)

Kitchen/Breakfast Room

15'10" x 9'6" (4.83m x 2.90m)

Utility

7'4" x 5'7" (2.24m x 1.70m)

Cloakroom

First Floor

Bedroom One

16'1" x 9'1" (4.90m x 2.77m)

En-Suite

9'4" x 5'5" (2.84m x 1.65m)

Bedroom Two

16'8" x 9'7" (5.08m x 2.92m)

Bedroom Three

13'4" x 9'1" (4.06m x 2.77m)

Bathroom

Second Floor

Attic Room

23'8" x 12'7" (7.21m x 3.84m)

Rear Garden

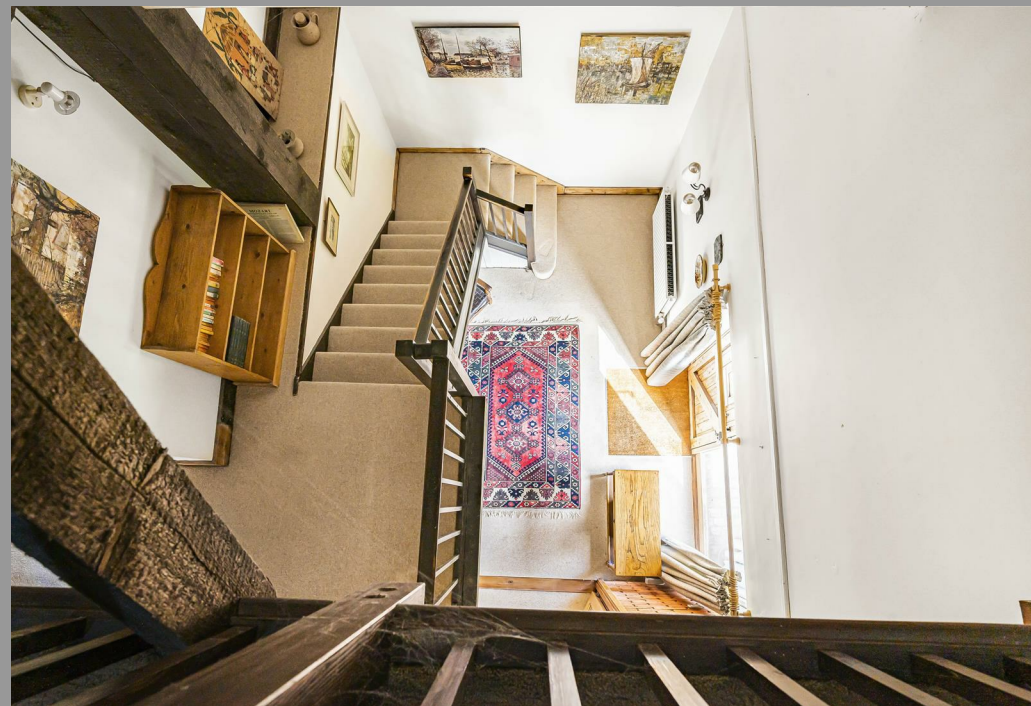
Garage

16'9" x 8'6" (5.11m x 2.59m)

Parking

EPC: C

Council Tax Band: E





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Approximate Gross Internal Floor Area = 172.25 sq m / 1854 sq ft
 Garage Area = 13.22 sq m / 142 sq ft
 Total Area = 185.47 sq m / 1996 sq ft

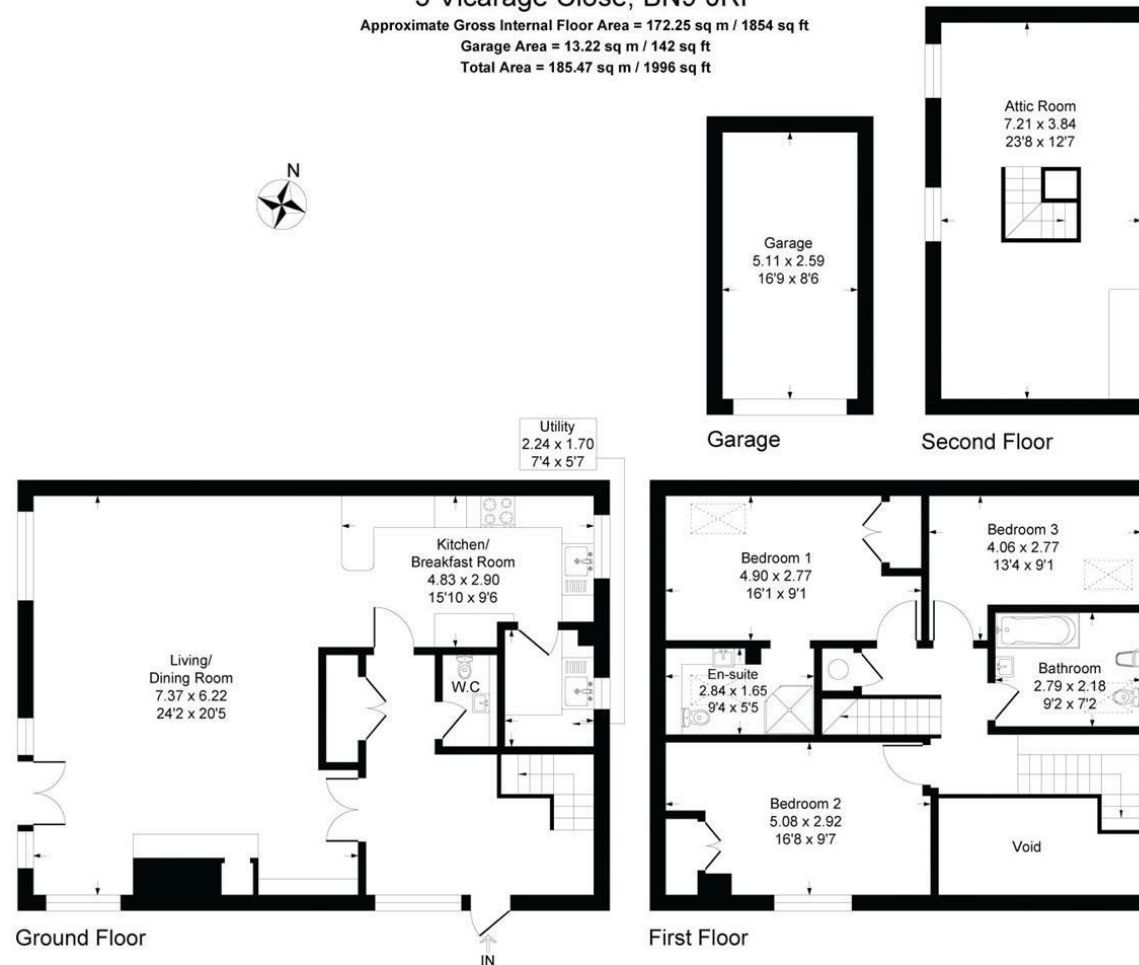


Illustration for identification purposes only, measurements are approximate, not to scale

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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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