

The Old School House, 86 Denton Road, Newhaven, BN9 0QE

ROWLAND GORRINGE

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Guide Price £650,000

The capacious accommodation is found as follows:-

Entrance Lobby: with dual glazed casement doors to Entrance Hall: Entrance Hall: Quarry tiled floor, exposed ceiling timbers, plastered archway to inner hallway:

Kitchen with dual aspect, extensive range of base and wall-mounted kitchen cupboards and drawers, base units surmounted by broad hard-wearing black granite work surfaces. Quarry tiled floor that extends to the Dining Room with exposed colour-washed ceiling timbers:

Sitting Room with dual aspect (S & N), ornate feature fireplace with electric fire inset:
Cloak/Utility Room: Quarry tiled floor & window sill, plumbing with feed for washing machine:
Dog-leg (180 degree) stairwell with half landing and aspect over the front garden: Landing with colour-washed exposed floorboards, trap hatch to vast roof void that is fully insulated, accessed via a loft ladder with electric light point. Airing cupboard housing Megaflo hot water tank with supplementary slatted shelving surrounding.

Principal Bedroom 1 with en suite
Bedroom 2 - En suite
Bedroom 3 - En suite (cloakroom)
Bedroom 4
Bedroom 5
Study/home office.

Location - The South Downs National Park, with its delightful countryside walks including a nearby coastal path, is within easy reach. The Denton Primary & Nursery School has an Ofsted rating of 'good' and is well attended by children aged 3–11, this being within immediate level walking distance. 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; popular riverside café Mamoosh, BN9

Studio art gallery, the cross-channel ferry service to Dieppe and the railway station are all within approximately a mile and a half. The county town of Lewes is within seven miles; the city of Brighton being eight miles distant and Eastbourne is approximately twelve miles away.

The county town of Lewes is renowned for its diverse culture whilst being a great place to browse many independent, antique and quirky shops. It is also the perfect place to stop for a bite to eat or a drink in one of the eclectic pubs. Lewes boasts a working brewery situated in the heart of the community on the banks of the Ouse. Commuting is easy, with the mainline railway station (London Victoria just over the hour) found at the bottom of Station Street, which in turn leads off the High Street. There are three supermarkets, the acclaimed independent Depot cinema, a leisure centre, a tertiary college, and well-attended primary and senior schools.

Outside:
To each gable end of the property is a pedestrian side access, each approached via driveways affording off-road parking, one with immediate access to an internal double garage with an electrically operated security door. The gardens are tastefully maintained, with the rear landscaped and terraced, offering various areas in which to enjoy the south-facing aspect; in one of which is a fully functioning Beachcomber Leep 5-person hot tub with newly-replaced (2026) lid, which is included with the sale.

Tenure: Freehold, for sale by private treaty.

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

We understand that the current broadband download speed (ultrafast) at the property is around 1800 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 25/07/2026).

Directions:
https://w3w.co///supplier.ventures.clubbing






BREAD





Entrance Hall

Cloakroom

Kitchen/Breakfast Room
15'1" x 12'8" (4.60m x 3.86m)

Dining Room
10" x 9'11" (3.05m x 3.02m)

Sitting Room
23'10" x 16'7" (7.26m x 5.05m)

Landing

Bedroom One
23'11" x 15'5" (7.29m x 4.70m)

En-Suite

Bedroom Two
16'8" x 10" (5.08m x 3.05m)

En-Suite

Bedroom Three
12'4" x 9'10" (3.76m x 3.00m)

Bedroom Four
9'11" x 9'7" (3.02m x 2.92m)

En-Suite

Bedroom Five
9'11" x 7'5" (3.02m x 2.26m)

Study
10" x 5'9" (3.05m x 1.75m)

Shower Room

Rear Garden

Garage
24'7" x 15'7" (7.49m x 4.75m)

EPC: C

Council Tax Band: F















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Approximate Gross Internal Area = 213.6 sq m / 2299 sq ft
Garage = 34.8 sq m / 374 sq ft
Total = 248.4 sq m / 2673 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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