



**FOSTER**  
**& CO.**

# Newhaven Road

Lewes, BN7 3EY

**Asking price £2,450,000**

The long driveway is approached via a timber entrance gate with automatic control and leads to a large circular pebble driveway with central shrub area, parking for several cars and leading to the entrance porch, with small courtyard to the side with climbing Wisteria. Large east facing lawned garden with hedge and tree border, running to east face of the house with well planted flower and shrub borders, gate to rear garden and vegetable and fruit plot. South side garden bordering the driveway with apple trees and a raised timber seating terrace, having exceptional views over Rodmell, open fields and to the South Downs. 5-bar gate to main garden and west field. West garden with paved patio accessed from the kitchen/living room, with outside lighting and tap, leading to a long lawned garden with magnificent fire pit with curved walls, solid base and ample seating. 5-bar gate to west field, just over 3 acres, with gate to main garden. Exceptional south and west views to the South Downs and towards Kingston village. Rear garden with paved patio to enjoy the evening sun, and pathway leading to front east area. Wood store. Stone steps to feature wooden seating area with wooden deck. Fir, apple and plum trees.

Whiteway House has magnificent views, being surrounded by countryside and the rolling South Downs. The view to the east is outstanding, looking beyond Rodmell which is just a few hundred yards walks, as are bridleways, and across the valley between Firle Beacon and Mount Caburn. Rodmell has an excellent public house, a cricket ground and superb country walks beyond, and of course, Monks House, famously Virginia Woolf's residence. The English coast is just 4 miles south and Lewes to the north, is approximately the same distance, with it's historic town centre including an abundance of period properties and attractions, an excellent range of independent shops, cafes and restaurants, 3 superstores and the superb Depot cinema. Lewes mainline Railway Station has services to London Victoria (65 mins), London Bridge (90 mins) and Brighton (15 mins). The property is beautifully tucked away from the road and is approached via its long driveway with electric gates, but also connects easily to Brighton via the village of Kingston.

- Detached
- Beautiful Views
- 4 Bedrooms
- Annexe
- Stables
- 4 Acres of Gardens and Paddock
- Over 3100 sqft
- Large Master Suite
- Beautifully Presented
- Gated with large driveway

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



# NEWHAVEN ROAD

Approx. Gross Internal Floor Area (Excluding Annexe / Outbuildings) = 293.81 sq m / 3162.54 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



Foster & Co and their clients give notice that:

These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



