7 PORTLAND TERRACE, NEWHAVEN, BN9 0HH

£300,000

This charming three-bedroom Victorian Cottage enjoys unrivalled far reaching countryside views and is well presented throughout. With accommodation arranged over three floors and offered for sale with no onward chain an internal inspection is strongly recommended.

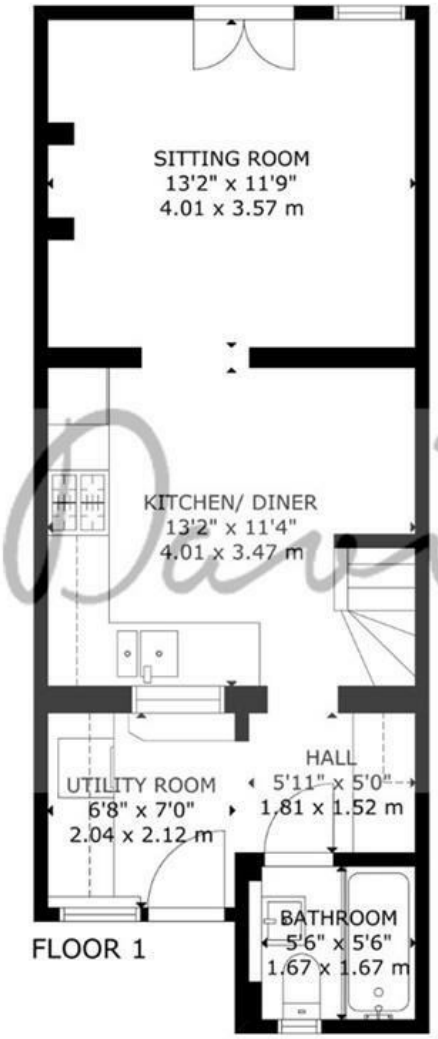
Perfectly positioned less than half a mile from Denton County Primary School, rated 'Good' by Ofsted, and conveniently close to main bus and train routes with easy access to Eastbourne, Brighton and London. The A27 is approximately 5 miles away ensuring convenient travel connections.

The ground floor accommodation comprises a modern kitchen/dining room, utility/boot room, modern bathroom/WC and living room with French doors opening onto the rear garden, perfectly framing the beautiful Downland views towards Piddinghoe Pond, River Ouse and towards Lewes in the distance.

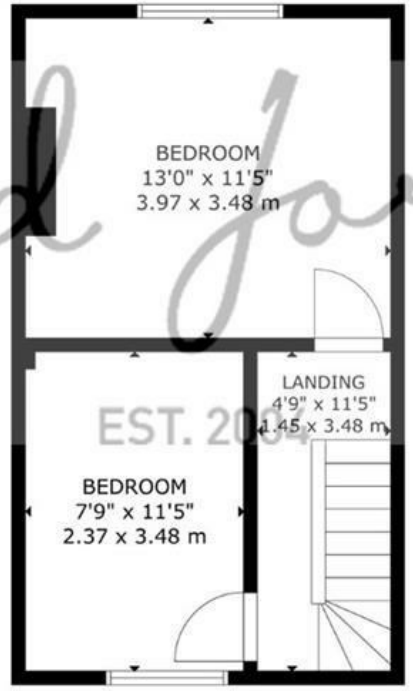
Bedrooms two and three are located on the first floor landing and the dual aspect principle bedroom can be found on the third floor.

The front cottage style garden garden features an inset parking space, a winding path leads you to the covered entrance porch and front door, while the rear garden is designed for low maintenance with stone paving, creating a peaceful outdoor haven to unwind and soak in the stunning views and sunsets.

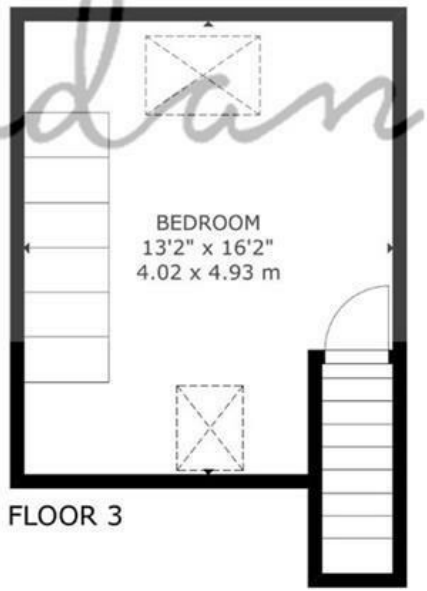
- NO ONGOING CHAIN
- MID TERRACE VICTORIAN COTTAGE
- UNRIVALLED FAR REACHING COUNTRYSIDE VIEWS
- THREE BEDROOMS
- REFITTED KITCHEN
- REFITTED BATHROOM
- UPVC DOUBLE GLAZING
- LOW MAINTENANCE REAR GARDEN
- COTTAGE STYLE FRONT GARDEN
- OFF ROAD PARKING



FLOOR 1



FLOOR 2



FLOOR 3

David Jordan
EST. 2004

GROSS INTERNAL AREA
TOTAL: 90 m²/967 sq ft
FLOOR 1: 41 m²/441 sq ft, FLOOR 2: 28 m²/304 sq ft, FLOOR 3: 21 m²/222 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D

DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representationsof fact or form part of any offer or contract.

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