

8 ROOKERY WAY, DENTON, BN9 0SB

£290,000

A two bedroom semi detached bungalow situated in the popular village of Denton, offered for sale with vacant possession and no onward chain, subject to the grant of probate. The property offers well proportioned accommodation comprising a sitting room, kitchen/breakfast room, two bedrooms, shower room and separate WC, together with gas central heating and double glazing.

Outside, there is off road parking for several vehicles leading to a detached garage located at the end of the good sized rear garden.

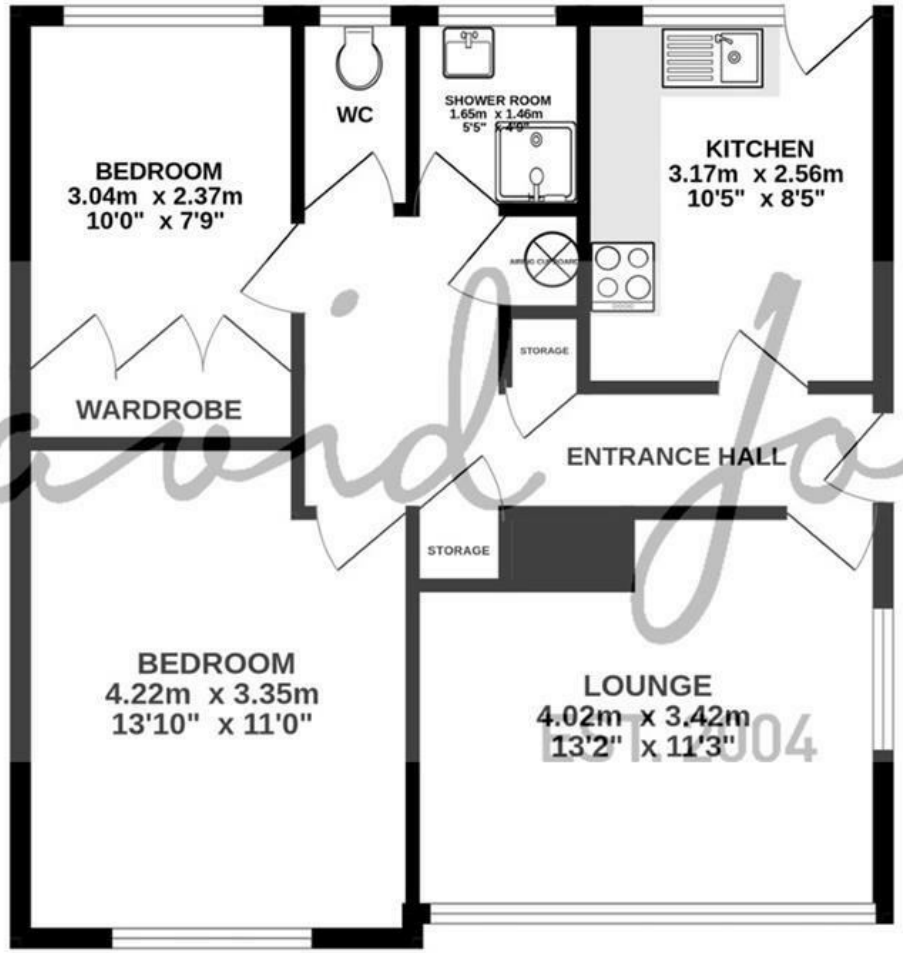
Denton has a pleasant village setting on the edge of Newhaven and benefits from a local primary school, traditional village pub and convenient access to surrounding countryside and downland walks. Denton Community Primary School and Nursery is situated in nearby Acacia Road, while The Flying Fish provides a village pub and restaurant. There is also a local bus service from Rookery Way into Newhaven, where the town centre, retail facilities and railway station provide further amenities and transport connections.

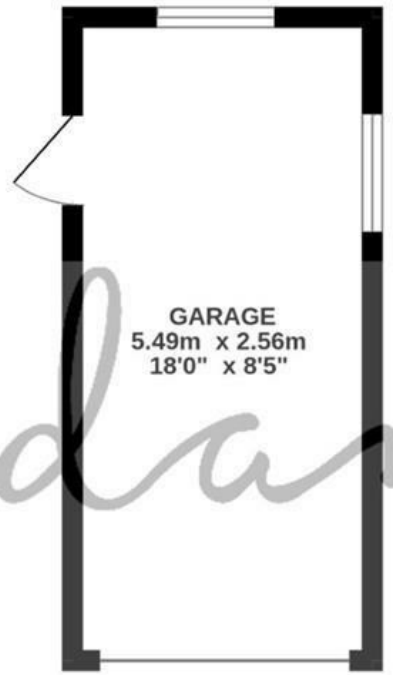
- TWO BEDROOMS
- DETACHED BUNGALOW
- VACANT POSSESSION WITH NO ONWARD CHAIN
- LOCATED IN THE QUIET VILLAGE OF DENTON
- CLOSE TO DOWNLAND WALKS
- KITCHEN
- SITTING ROOM
- OFF ROAD PARKING
- LARGE REAR GARDEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING





GROUND FLOOR
70.6 sq.m. (760 sq.ft.) approx.





NOT TRUE LOCATION

David Jordan
EST 2004

8 ROOKERY WAY NEWHAVEN

TOTAL FLOOR AREA : 70.6 sq.m. (760 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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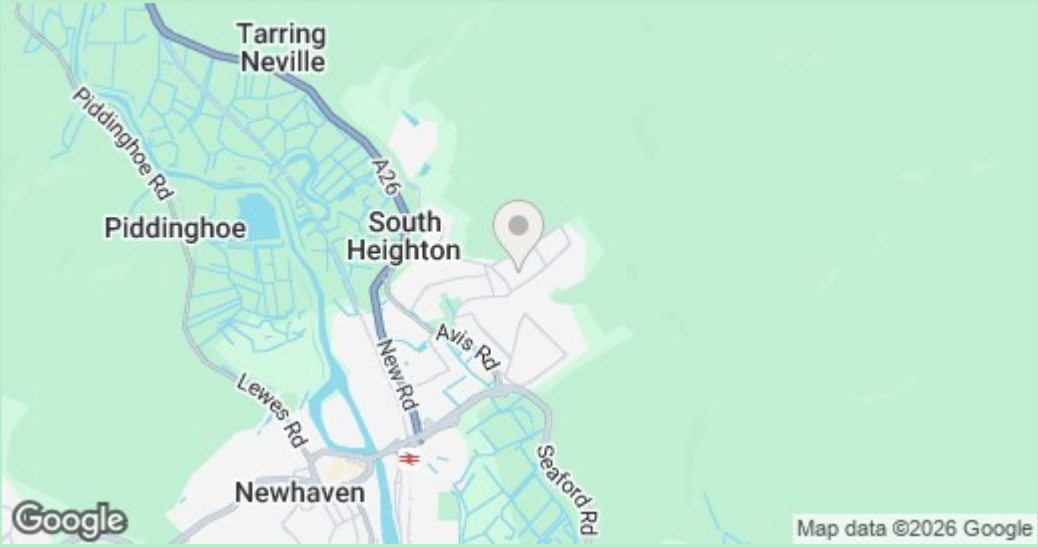
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



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 representations of fact or form part of any offer or contract.

01323 898414
sales@davidjordan.co.uk
davidjordan.co.uk

David Jordan
EST. 2004