



62 DENTON ROAD, NEWHAVEN, BN9 0QD

£350,000

A charming and characterful Grade II listed mid-terraced house, occupying an elevated position behind a flint retaining wall in the sought-after village of Denton. The property is approached via steps and a pathway leading through an attractive front garden. The property is located within approximately 0.5 miles of downland walks, Denton Parish Church, Denton Primary School, Paradise Park Garden Centre and a bus stop providing services to Brighton and Eastbourne.

Arranged over three floors, the ground floor comprises a living / dining room with an open aspect through to the kitchen, which benefits from a stable door providing access to the flint-enclosed rear courtyard.

On the first floor, there are two bedrooms and a family bathroom, with an open staircase leading to the second-floor master bedroom, which enjoys a double aspect with views across the village and the South Downs.

Externally, the property is set back from the road behind a flint retaining wall and is accessed via a wooden gate, steps and a pathway leading to the front garden. To the rear, a courtyard features flagstone steps leading up to a lawned garden with a shingle pathway. A further pathway to the right-hand side of the garden provides access to a secluded wild garden.

Please note: The neighbouring property benefits from a right of way across a strip of the rear garden to access its own additional garden.

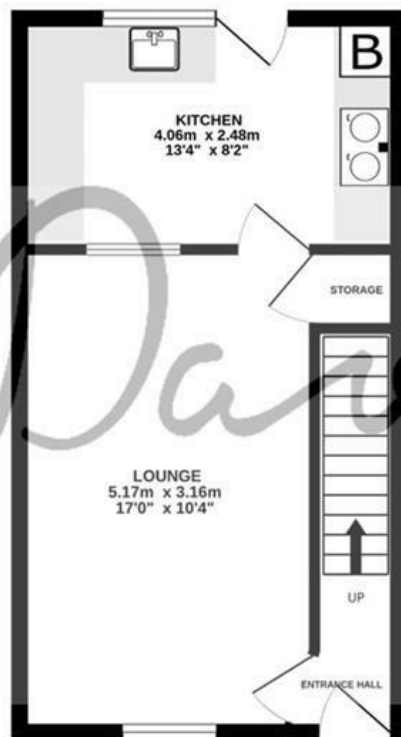
Further benefits include gas central heating and Aluminium wooden-framed windows.

An internal inspection is highly recommended to fully appreciate the charm and character this home has to offer, including wooden floorboards, brace-and-latch doors to most rooms, exposed wooden beams and decorative light switches.

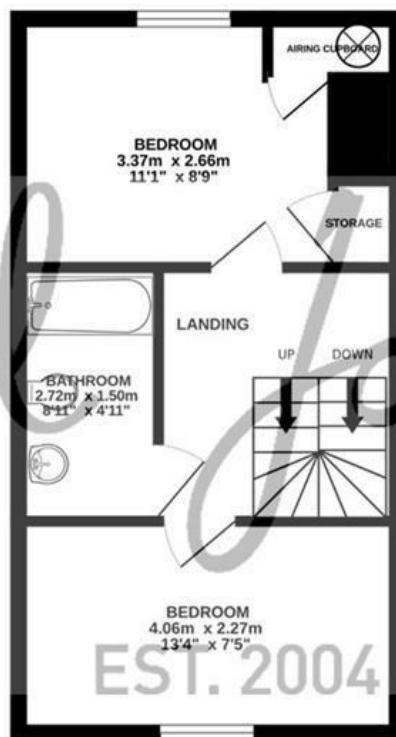
- GRADE II LISTED
- MID TERRACED HOUSE
- THREE BEDROOM
- LIVING / DINING ROOM
- FAMILY BATHROOM
- SOUTH FACING COURTYARD
- GARDEN OFF THE KITCHEN
- SECRET WILD GARDEN
- WOODEN FLOORBOARDS
- GAS CENTRAL HEATING
- WOODEN - FRAMED
- ALUMINIUM WINDOWS



GROUND FLOOR
31.1 sq.m. (334 sq.ft.) approx.



1ST FLOOR
30.4 sq.m. (327 sq.ft.) approx.



2ND FLOOR
24.3 sq.m. (261 sq.ft.) approx.



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TOTAL FLOOR AREA : 85.7 sq.m. (922 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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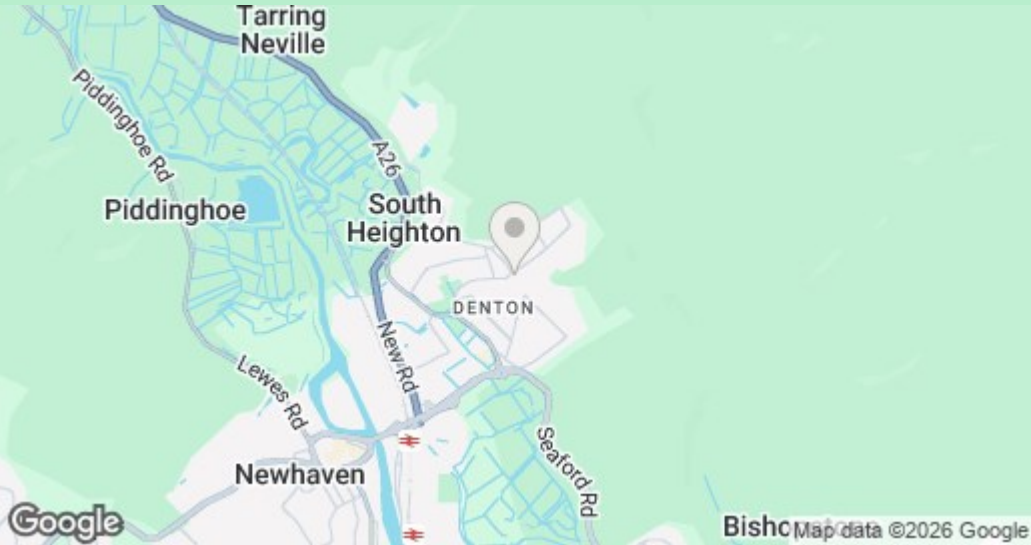


COUNCIL TAX BAND

Local Authority: Lewes District Council
Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: 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 representations of fact or form part of any offer or contract.

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

David Jordan
EST. 2004