



## Bush Road, Newhaven



Asking Price  
£1,000,000  
Freehold

- SIX BEDROOMS, TWO BATHROOM
- DETACHED HOUSE
- PLOT MEASURING JUST UNDER 0.5 ACRES
- DRIVEWAY & GARAGE
- ANNEX

Robert Luff & Co are delighted to introduce this truly distinctive six-bedroom, two-bathroom detached residence, offering an unrivalled blend of charm, space and setting. Nestled along the sought-after Bush Road, the home enjoys an enviable position between the historic harbour town of Newhaven and the idyllic village of Piddinghoe, framed by sweeping views of the South Downs and surrounding farmland.

This exceptional location combines the tranquility of the countryside with superb connectivity. The vibrant county town of Lewes, just seven miles away, is renowned for its eclectic mix of specialist boutiques, fine dining, and cultural attractions. Mainline stations at both Lewes and Newhaven offer swift services to London Victoria, Brighton, Eastbourne and Seaford, while Newhaven's ferry port provides direct links to Dieppe for European escapes.

Within ten miles lies the cosmopolitan city of Brighton, home to world-class shopping, entertainment, and the Universities of Sussex and Brighton. For those with a love of the arts, the internationally celebrated Glyndebourne Opera House is just a short drive away, set amidst the rolling Sussex countryside.

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## Accommodation

### Ground Floor

The ground floor of this remarkable residence has been thoughtfully designed with both elegance and comfort in mind, creating the perfect setting for sophisticated living and entertaining. At its heart lies a beautifully appointed kitchen, seamlessly flowing into an expansive dining area—an inviting space for hosting dinner parties or enjoying memorable family gatherings.

The magnificent open-plan lounge, complete with a striking feature fireplace, provides an impressive yet welcoming focal point—equally suited to relaxed evenings by the fire as it is to stylish entertaining. From here, French doors open onto a private sun-drenched patio, extending the living space outdoors and leading to an exceptional rear garden, just under half an acre in size—offering a rare sense of space and tranquillity. Also on the ground floor, three generously proportioned bedrooms and a luxuriously finished family bathroom provide both versatility and comfort.

### Rear Garden

The rear garden is a true sanctuary—an expansive, beautifully landscaped haven designed to offer both serenity and style. Secluded and private, it provides an idyllic backdrop for outdoor living, with lush planting, sweeping lawns, and carefully curated spaces to relax and unwind. A charming summer house, doubling as a versatile workshop or creative retreat, enhances the garden's appeal, while a tranquil pond adds a touch of elegance and natural beauty, completing this exceptional outdoor setting.

### First Floor

Ascending to the first floor, you are welcomed into the impressive master suite. Complete with a beautifully appointed en-suite bathroom, bespoke fitted wardrobes, and generous storage throughout, this sanctuary is further enhanced by sweeping, picture-perfect views across open fields, creating a true sense of escape.

Two additional bedrooms on this level provide exceptional versatility—whether styled as charming children's rooms, an inviting space for guests, or a sophisticated home office, each is designed to complement the needs of modern living while maintaining an atmosphere of refinement.

### Driveway

Practicality is well catered for with a large driveway for multiple cars, as well as a garage.

### Annex

Positioned at the front of the property, a superb detached annex offers just under 500 sq. ft. of beautifully self-contained living space. Thoughtfully designed for comfort and independence, it features its own stylish living room, modern kitchen, shower room, and bedroom, creating the perfect retreat for guests or extended family. Completing the appeal, the annex also enjoys its own rear garden, providing a rare blend of privacy and versatility within the grounds of the estate.

### Agents Notes

EPC Rating: C

Council Tax Band: F

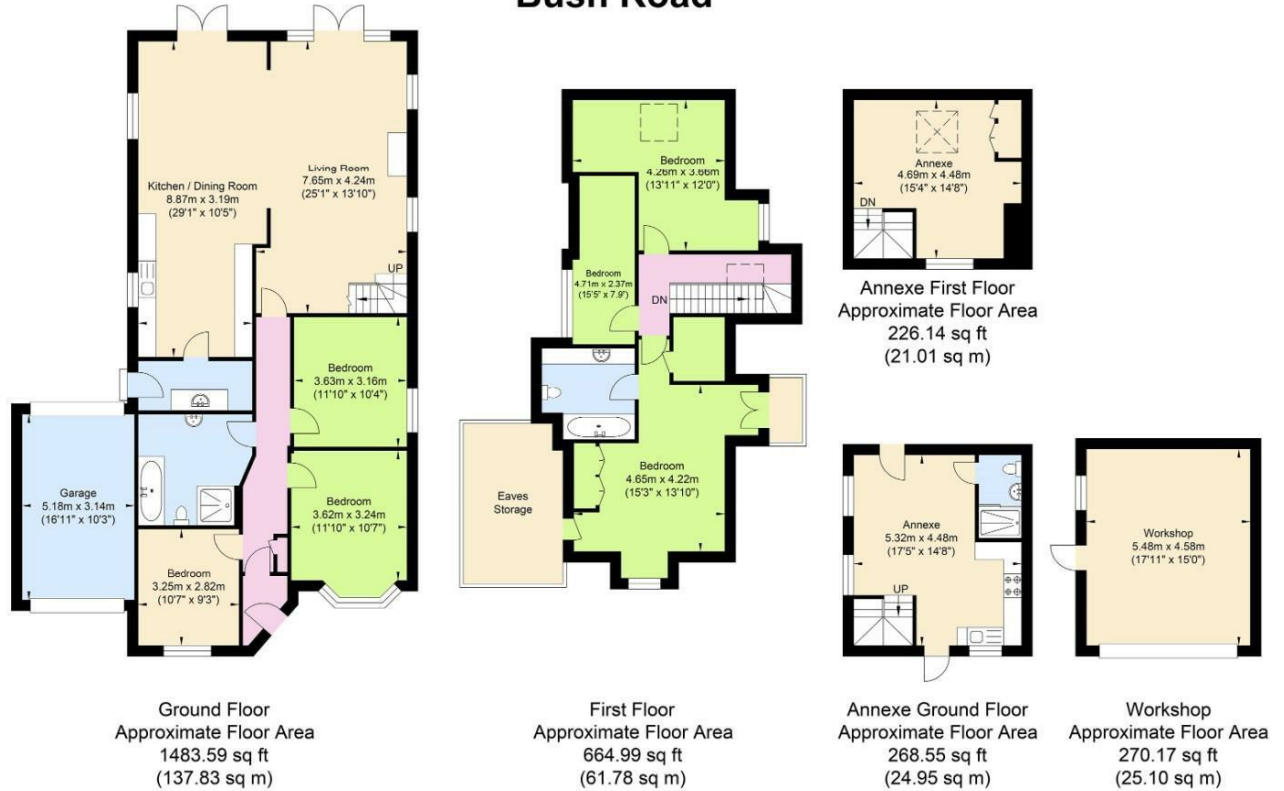


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**Bush Road**



Approximate Gross Internal Area (Including Garage & Excluding Annexe / Workshop) = 199.61 sq m / 2148.58 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>83</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.