

12 Portland Terrace, South Heighton, Newhaven

£282,500 Freehold

Description

A recently decorated Victorian terrace house in this popular spot with far reching views from the front towards Lewes. Ground floor accommodation comprises a living room with log burner and a fitted kitchen with integrated appliances, on the first floor there are two bedrooms, with a third bedroom on the 2nd floor. The property benefits from gas fired central heating and sealed unit double glazing. Sold with the benefit of no upward chain, early viewing is recommended.

Opening hours & viewing arrangements

Please contact us to make an appointment to view.
We are open from 9am to 5pm Monday to Friday and Saturday by appointment.

Mortgage Information

Please visit our website where a mortgage calculator can be found.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT
KEEP UP REPAYMENTS ON YOUR MORTGAGE

12 Portland Terrace, South Heighton, Newhaven, East Sussex, BN9 0HH

Accommodation

uPVC part glazed door opens into

Entrance Vestibule	Single radiator. Part glazed inner door opens into
Living Room	Approximately 12'11" x 11'3" (3.94m x 3.43m) With good views across the valley towards Lewes, this room features an attractive log burner and slate tiled hearth. Double radiator, telephone point. Concealed electric meters. Double doors open into:
Kitchen	Approximately 11'5" x 10'2" (3.48m x 3.10m) Built-under fan assisted electric oven with 4 burner gas hob above and stainless steel extractor unit over. Integrated fridge, integrated freezer. Space and plumbing for dishwasher. Good range of light coloured wall and base units with ample wood effect worktop over. Inset stainless steel single drainer sink unit with mixer taps. Part tiled walls, slate tiled floor, single radiator. Useful understairs store cupboard, further understairs store cupboard with central heating programmer.
Rear lobby	uPVC door to rear garden. Further storage with space and plumbing for washing machine, wall mounted gas fired combi boiler for centrl heating and hot water.
Bathroom	White suite comprising panelled bath with mixer taps and shower unit, pedestal wash basin, close coupled WC. Slate tiled floor, part tiled walls, heated towel rail, extractor unit.
Stairs to Landing	
Bedroom 1	Approximately 13' x 11'3" (3.96m x 3.43m) Far reaching views towards Piddinghoe Pond, the valley and Lewes in the distance. Double radiator.
Bedroom 2	Approximately 11'5" x 8' (3.48m x 2.44m) Double radiator.
Stairs to 2nd floor	
Bedroom 3	Approximately 15'10" maximum x 13' maximum (4.83m x 3.96m) N.B. Restricted headroom in parts. Far reaching views across the valley of Piddinghoe Pond and towards Lewes in the distance. Double radiator.
Outside	
Front	Laid to lawn.
Rear	A good size rear garden, currently with a generous wooden shed, timber decking area and a gravelled area. Subject to any necessary permissions, it may be possible to provide off road parking to the very back of the garden.
Council Tax Band	C

MEA2130

NB: Whilst we endeavour to make our sales particulars accurate and reliable, we have not tested any fixture or items of equipment that may be included in the sale, nor do they form any part of any offer or contract. All measurements are approximate and given as a guide only. If there is any point which is of particular importance to you please contact our office and we will be happy to check the information, particularly if travelling some distance to view the property. Where reference is made to a lease, ground rent and maintenance information, or to planning permission or potential, such information is given in good faith and purchasers should make their own enquiries to the relevant authority.