



Highbanks

Piddinghoe, East Sussex

A splendid bungalow with flexible accommodation, set in a peaceful village location on the edge of the South Downs

A light and airy three-bedroom bungalow, set in the small village of Piddinghoe and a mile and a half from the Sussex coastline. The semi-detached property sits in a peaceful setting surrounded by rolling South Downs countryside, with the River Ouse passing nearby.



1 RECEPTION ROOM



3 BEDROOMS



1 BATHROOM



GARAGE



GARDENS



FREEHOLD



**RURAL/
VILLAGE**



1021 SQ FT



**GUIDE PRICE
£475,000**



The property

Highbanks is an attractive semi-detached bungalow, occupying a picturesque village setting with views across the surrounding South Downs countryside. The property sits just outside Newhaven and lies within easy reach of Lewes, Brighton and local transport connections.

Steps lead to the elevated entrance at the front, with the accommodation arranged across a single level with direct access to the raised garden at the rear. The porch at the front has a storage cupboard and opens onto the entrance hall, with its beautiful newly refurbished wooden parquet flooring, extending through connects to the sitting room in a semi open-plan layout. The sitting room runs from the front to the rear and featuring a bay window at the front, as well as a picture window overlooking the rear garden and a fireplace with a woodburning stove.

Towards the rear, the kitchen has tiled flooring and a door opening onto the garden. There are fitted storage units to base and wall level, as well as an integrated oven, a gas hob, an extractor hood and space for all the necessary appliances.

The three bedrooms have newly fitted carpets and are all of a good size with built-in storage in the two largest rooms, one overlooking the front, and another with views across the rear garden. The third bedroom could double up as a further reception room if required. The property has a shower room with a large walk-in shower, plus a separate WC.



Outside

At the front of the property there is a parking area for several vehicles, as well as access to the garage for further parking or home storage. Steps lead to the front entrance and garden, where there is a balcony terrace above the garage, which is ideal for al fresco dining. There are raised, terraced beds at the front of the house with various established shrubs and flowering perennials, as well as gravel terracing with space for pot plants. The west-facing garden at the rear welcomes plenty of sunlight throughout the day and into the summer evenings. It includes a patio area across the back of the house for al fresco dining, with an area of lawn beyond, bordered by various shrubs and hedgerows and enclosed by high timber fencing. There is also a timber-framed shed and a summer house for garden storage.

Location

The property is in a desirable position in the small village of Piddinghoe, just north of the popular harbour town of Newhaven, which is situated at the mouth of the River Ouse. The village has a farm shop, a village hall and a parish church, while Newhaven has various everyday amenities, including a range of shops, supermarkets, cafés and restaurants. Neighbouring Peacehaven and Seaford offer further facilities and shops. Schooling in Newhaven includes the outstanding-rated High Cliff Academy and Seahaven Academy for secondary, with the outstanding Seaford Head School five miles away in Seaford. The area offers easy access to the local road network, with the A26 providing access towards Lewes. Newhaven has two stations, providing rail services to Lewes, where connections can be made to London Victoria.



Distances

- Newhaven 1.0 miles
- Peacehaven 3.7 miles
- Seaford 4.2 miles
- Lewes 5.5 miles
- Brighton 10.0 miles

Nearby Stations

- Newhaven
- Lewes
- Southease

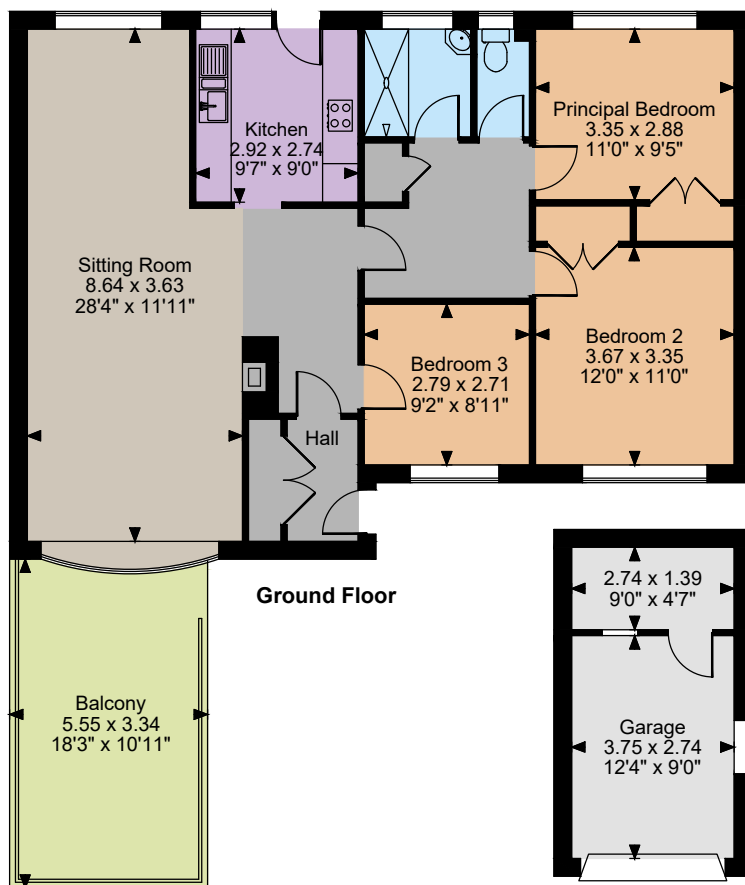
Key Locations

- South Downs National Park
- Newhaven Fort
- Paradise Park
- Seven Sisters Country Park
- Lewes Castle
- Herstmonceux Castle

Nearby Schools

- High Cliff Academy
- Seaford Head School
- Lewes Old Grammar School
- Roedean School
- Brighton College





Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

Main House internal area 1,021 sq ft (95 sq m)

Garage internal area 155 sq ft (14 sq m)

Total internal area 1,176 sq ft (109 sq m)

For identification purposes only.

Directions

BN9 9AY

what3words: ///exactly.padding.beauty - brings you to the driveway

General

Local Authority: Lewes District Council

Services: All mains services

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

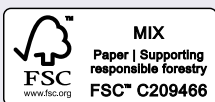
EPC Rating: Band D

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