



Highbanks, Piddinghoe, Newhaven, East Sussex, BN9 9AY

Asking Price: £449,950

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Three bedroom semi-detached bungalow in picturesque Piddinghoe, with stunning countryside views, a large secluded garden, parking and no onward chain.

The Property

Nestled in the highly sought after and picturesque village of Piddinghoe, this charming three bedroom semi detached bungalow offers the perfect blend of peaceful countryside living with the convenience of nearby amenities. Ideally located, it provides easy access to both the vibrant county town of Lewes and the coastal town of Newhaven.

Upon entering, you're welcomed into a spacious reception area that leads to a thoughtfully arranged interior. The property features attractive parquet wood flooring throughout the main living spaces, adding character and warmth. A wood burning stove enhances the cosy atmosphere, creating a lovely focal point in the living area.

The well appointed kitchen boasts classic shaker-style units that provide ample storage and workspace. It includes a gas hob (using bottled gas), an oil fired boiler, and a door leading out to the rear garden.

The bungalow offers three comfortable bedrooms, two of which include fitted wardrobes, offering versatile accommodation for families, couples, or those in need of a home office. The bathroom is fitted with a large, fully tiled shower and is complemented by a separate WC for added convenience.

One of the standout features of the property is the expansive front terrace, which enjoys stunning countryside views across the valley - the perfect spot for relaxing or entertaining.

Outside, the property benefits from a garage with a metal up-and-over door, separate rear storage, and ample off-road parking for several vehicles, a rare advantage in a village setting. The rear garden is generously sized, level, and secluded, offering scope for landscaping or the addition of a garden room (subject to the necessary consents).

The Location

Piddinghoe is a peaceful and picturesque village set within the South Downs National Park, ideally located between Newhaven and Lewes. Surrounded by beautiful countryside and close to the River Ouse, it offers excellent walking and outdoor opportunities. Despite its rural charm, the village enjoys easy access to local amenities, schools, and transport links, with Lewes and Brighton both within a short drive. Perfect for those seeking a tranquil lifestyle with convenient connections.

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes.

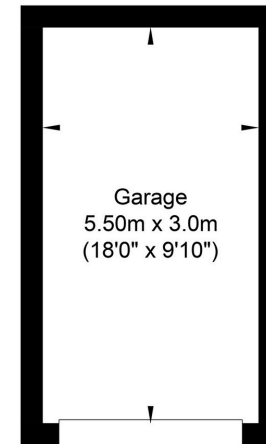
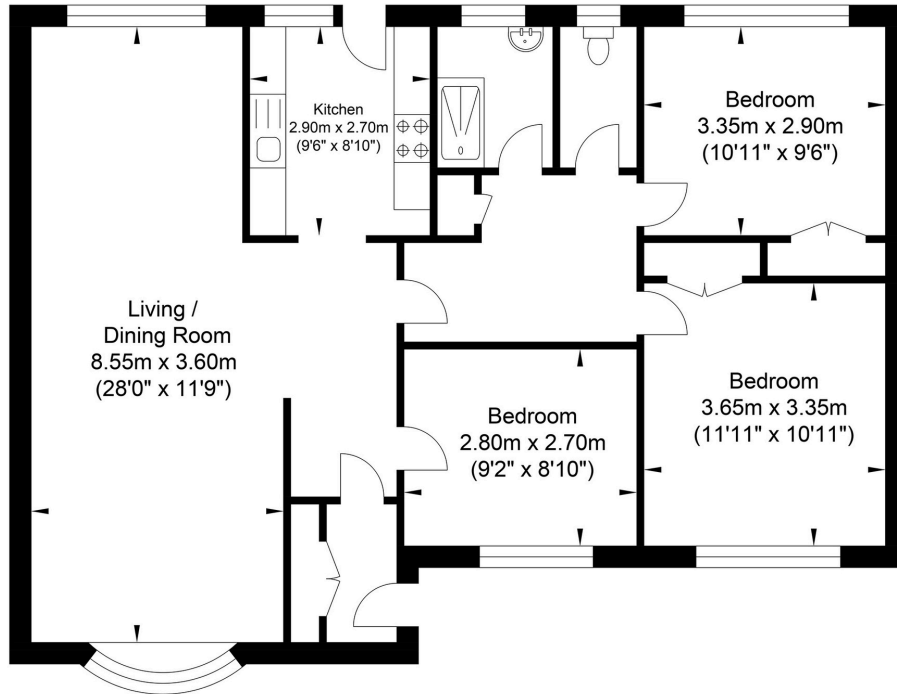
The town offers an excellent range of shops including 3 prime supermarkets, Waitrose, Tesco and Aldi along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family.

Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes.

High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



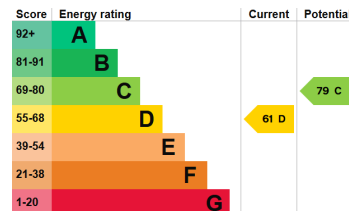
Highbanks, Piddinghoe



Ground Floor
Approximate Floor Area
992.97 sq ft
(92.25 sq m)

Garage
Approximate Floor Area
177.60 sq ft
(16.50 sq m)

Approximate Gross Internal Area (Excluding Garage) = 92.25 sq m / 992.97 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Agents Notes
Tenure - Freehold
EPC - D
Council Tax Band - E



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