

OVER 60?

Secure this property
for up to **59% less!**



Guide Price
£900,000
Freehold

7x  4x  2x 

Newhaven Road, Rodmell, Lewes, East
Sussex, BN7

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Accommodation

GROUND FLOOR

Porch

Hallway

Cloakroom

Study: 12'10 x 8'9 (3.91m x 2.67m)

Bedroom 7 : 11'5 x 8'8 (3.48m x 2.64m)

Ensuite Shower Room

Lounge: 19'5 x 18'2 (5.92m x 5.54m)

Conservatory: 13'5 x 8'5 (4.09m x 2.57m)

Kitchen: 18'6 x 12'6 (5.64m x 3.81m)

Utility Room: 14'1 x 5'1 (4.30m x 1.55m)

FIRST FLOOR

Landing

Bedroom 1: 13'3 x 8'8 (4.04m x 2.64m)

Bathroom

Bedroom 5: 13'1 x 8'9 (3.99m x 2.67m)

Shower Room

Bedroom 6: 18'3 x 9'3 (5.57m x 2.82m)

Cloakroom

Bedroom 2: 13'0 x 8'9 (3.97m x 2.67m)

Bedroom 3: 18'4 x 13'1 (5.59m x 3.99m)

Bedroom 4: 13'0 x 8'9 (3.97m x 2.67m)

Bathroom

Separate Toilet

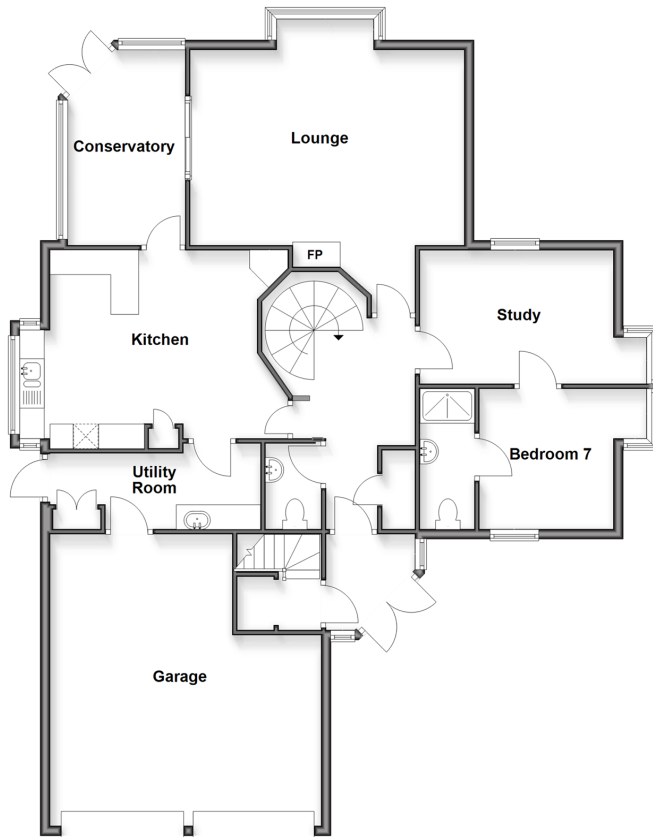
OUTSIDE

Front & Rear Gardens

Garage & Off-Road Parking

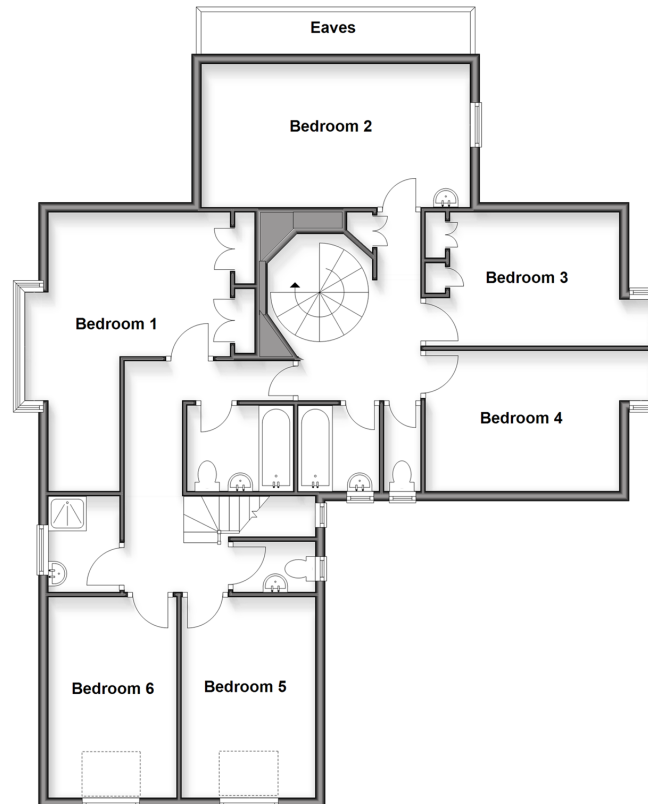
Ground Floor

Approx. 137.9 sq. metres (1484.4 sq. feet)



First Floor

Approx. 118.8 sq. metres (1278.5 sq. feet)
(excluding Eaves)





Main features

- Previous boarding house for Northeast Manor School, set at the foot of the South Downs
- Substantial property sat on a fantastic sized plot with stunning countryside views across to Lewes
- Flexible living accommodation with scope to modernise
- Private driveway with double garage
- Offered with no onward chain



Nearest Schools

Primary Schools: Iford and Kingston C of E Primary 1.4 miles, Southover CofE Primary 1.9 miles
Secondary Schools: Northeast Manor School 0.0 miles, Owlswick School 1.2 miles, Priory School 2.0 miles



Transport Information

Train Stations: Cooksbridge 4.2 miles, Plumpton 6.5 miles, Uckfield 9.5 miles



Address

Newhaven Road, Rodmell, Lewes, East Sussex, BN7



Directions

For directions to this property please contact us.



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Call Lewes Branch (01273) 471231 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property



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