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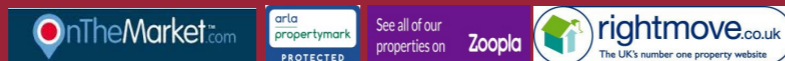
**Any floor plans shown are for identification purposes only and are not to scale**

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## 15 Portland Terrace, South Highton, Newhaven, BN9 0HH

EPC : D

Offers in the Region of **£299,950**



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Located in a small community of stunning Victorian terraced properties, Portland Terrace offers exceptional views spanning downland across to Lewes and beyond and taking in the picturesque Piddinghoe Lake. This fantastic 3-bedroom family home is deceptively spacious and comes with offroad parking and a garage, once inside the property you will be pleasantly surprised by the amount of space on offer. The property has a front and rear entrance with the rear entrance leading into the kitchen, a mixture of wall and base units and a decent amount of work surface ensure this galley style kitchen is perfect for those who enjoy cooking and having everything to hand. The generous lounge diner at over 23' has plenty of space for a substantial dining table and an array of lounge furniture, enjoying the spectacular views from the large front lounge window that allows the natural daylight to flood in. A good-sized bathroom finished with a white bathroom suite complemented by the colours of the Mediterranean is also available on the ground floor. Moving up to the first floor you will find a spacious main bedroom also enjoying the stunning views, a second bedroom overlooking the rear of the property and the landing. A second floor offers a sizable bedroom with elevated views for miles around, at nearly 16' it can accommodate a multitude of bedroom furniture and potential to create a walk-in wardrobe.

Outside to the rear you will find 2 terraced areas from which to enjoy a BBQ or settle down with a good book, a garage and parking space are also available to the rear of the property, to the front you will find a pretty terrace with direct views to Piddinghoe Lake and beyond where residents often sit in the summer to enjoy the long summer evenings.

Locally there is access to the A26/A27 just a short drive away, stunning riverside walks and good local schools are all within easy reach of the property, nearby Newhaven offers a selection of shops, bars, restaurants and supermarkets, a train station with direct links to London and regular bus services can be accessed via a short walk from the property servicing both Eastbourne and Brighton.



**The accommodation with approximate room measurements comprises:**

**LOUNGE/DINING ROOM 23'4" max x 13'3" (7.11m x 4.05m)**

**KITCHEN 10'10" x 6'4" (3.30m x 1.93m)**

**BEDROOM 1 13' x 11'5" (3.98m x 3.47m)**

**BEDROOM 2 11'6" x 8' (3.50m x 2.44m)**

**BEDROOM 3 15'11" max x 13' max (4.86m x 3.98m)**

**BATHROOM/WC**

**FRONT GARDEN**

**DETACHED GARAGE**

**REAR GARDEN**