

TIDE MILLS

DENTON



PHASE 2 FOURTEEN LUXURY 3 & 4 BEDROOM FAMILY HOMES

LOCATED IN DENTON VILLAGE OVERLOOKING
THE TIDE MILLS NATURE RESERVE & SEAFORD BAY

A development by



NOVA
DEVELOPMENTS



We are pleased to offer Tide Mills which will comprise the release of fourteen beautifully appointed architect designed 3 & 4 bedroom family homes, occupying an elevated location with far reaching views across the Tide Mills Nature Reserve and Seaford Bay.





denton village

Denton Village is nestled just off the Brighton to Eastbourne coastal road and lies between the towns of Newhaven and Seaford, by the mouth of the River Ouse. The village sits between The South Downs and Tide Mills Nature Reserve.

Denton Village has a pretty centre with a flint church, Manor House, Local Primary school, village pub and many traditional Sussex Flint built buildings dating back from the 1600's. It was originally a fishing village as once upon a time it was situated upon the sea shore, but as the sea levels have dropped over the years the village now lies inland. The village was there in Saxon times and the Manor was held by Earl Godwin, Father of King Harold II, who was later killed in the Battle of Hastings in 1066.

Immediately south of Denton Village lies the nature reserve of Tide Mills. This sits just behind the shingle beach between Newhaven and Seaford. From the 18th Century Tide Mills was a thriving industrial village and it was said to be the world's biggest Mill. As the harbour changed the Mill declined and it was later used as an air station in the First World War. It was demolished during the last war to prevent cover for the enemy invasion.

Presently you can see the ruins of the original village and the Heritage Marine Hospital. It is now home to an abundance of wildlife including Ringed Plovers and Great Crested Newts. Tide Mills is very popular with walkers and nature lovers and has great views across to Newhaven Fort which sits on the cliffs to the west and across Seaford Bay to the east.



The original tide mill was built in 1761

Situation

The close proximity of Denton Village to Newhaven and Seaford offers a wide choice of access to local town centre shopping facilities. Newhaven Station is an easy walk from the property, providing access to the County Town of Lewes, the City of Brighton & Hove and London.

Train Times

Newhaven to London Victoria	1hr 20 mins
Newhaven to Brighton	25 Minutes
Newhaven to Lewes	10 mins

Newhaven & Seaford

The town of Newhaven is within 1/2 mile and is a busy town with an active ferry port, offering daily crossings to Dieppe. The town has a shopping centre with many independent shops and large supermarkets.

Seaford is 3 miles to the east and is roughly equidistant between the mouths of the River Ouse and Cuckmere.

Seaford is the largest town in the Lewes District and has the Seven Sisters chalk cliffs and Beachy Head on its doorstep. This stretch of coast area is famous for its geological and ecological interest. Seaford town centre has a good high street with many banks, shops, restaurants, cafes.

A few miles along the coast is the busy and bustling city of Brighton & Hove where you will find every high street shop, the famous seafront and a lively nightlife. The County Town of Lewes is only 7 miles to the north which is famous for its independent shops, Castle, antique shops and quirky streets.

The view of the Seven Sisters from Seaford Head



specifications

KITCHENS

- Superb kitchens featuring contemporary white 'wilton shaker' units & doors with soft close mechanisms and drawers
- Generous ceramic floor tiling
- Duropal Quadra work tops with matching up-stand and 1 ½ bowl stainless steel sink
- Integrated appliances; double oven, gas hob, dishwasher, flat glass extractor hood and tower fridge freezer
- Wine rack
- Brushed stainless steel finish switch plates
- Feature glass splash back to hob

BATHROOMS & EN SUITES

- Stylish bathrooms and en-suites are designed around contemporary clean lines to offer excellent quality throughout
- Shower enclosures are included as standard
- High quality tiling is provided to wet areas
- Heated chrome finish towel rail

CLOAKROOMS

- Generous ground floor WC with space to allow a retro fit shower installation

INTERIORS

- Walls and ceilings throughout painted in a neutral finish
- Bespoke timber front door
- High quality 'shaker style' oak doors throughout
- Wooden flooring provided to ground floor living area
- Brushed stainless steel door furniture
- Generous TV and telephone points
- Generous light and power points
- Fully carpeted stairs, landing & bedrooms

HEATING

- 'A-Rated' Gas Condensing Boiler heating system delivers high efficiency precise control
- Radiators throughout

RENEWABLE TECHNOLOGIES

- Solar Photovoltaic Panels installed providing free electricity and opportunity to enter in to 'feed in tariff' so you can be paid for the energy you generate.

EXTERIORS

- Secure cycle store
- Allocated driveway parking spaces

MEDIA

- Pre-wired for TV, telephone and broadband
- Pre-wired for satellite dish installation (dishes will not be provided)

SECURITY

- Mains fed smoke detector with battery back up
- Each property is freehold



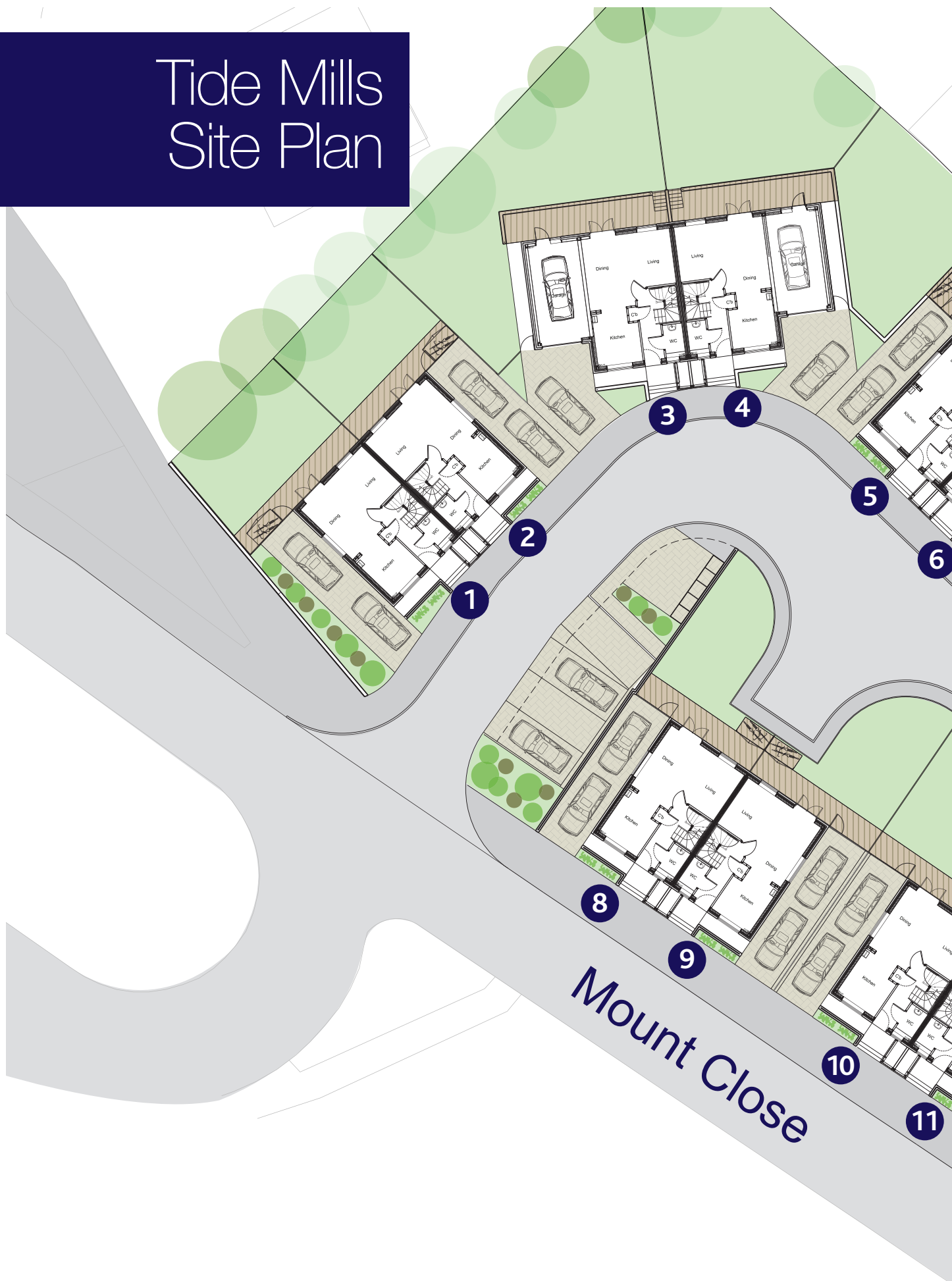
The developer reserves the right to vary the above specification as required throughout the build process.



Superb kitchens featuring contemporary white 'wilton shaker' units & doors with soft close mechanisms and drawers



Tide Mills Site Plan

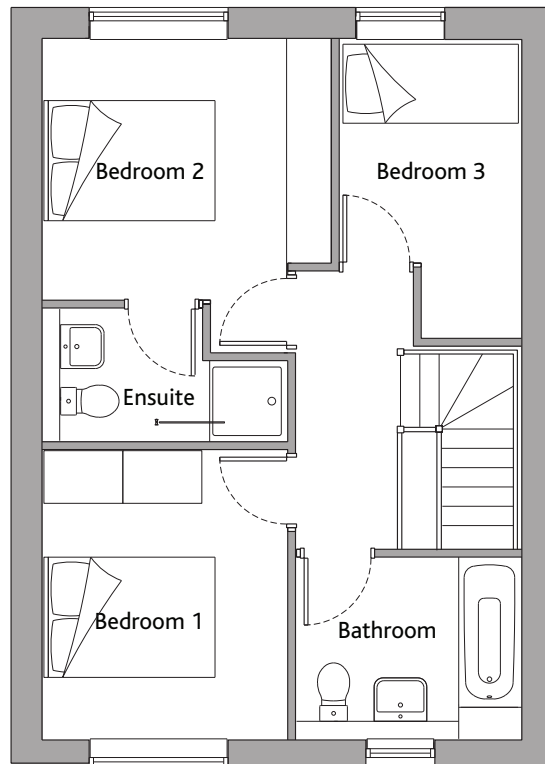




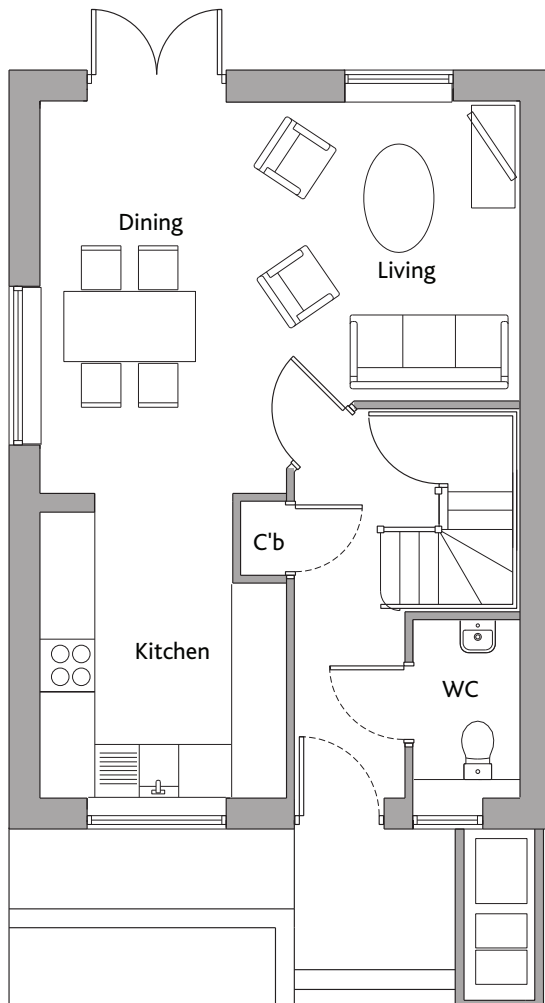
Floor Plans

Typical 3 Bedroom House Layout

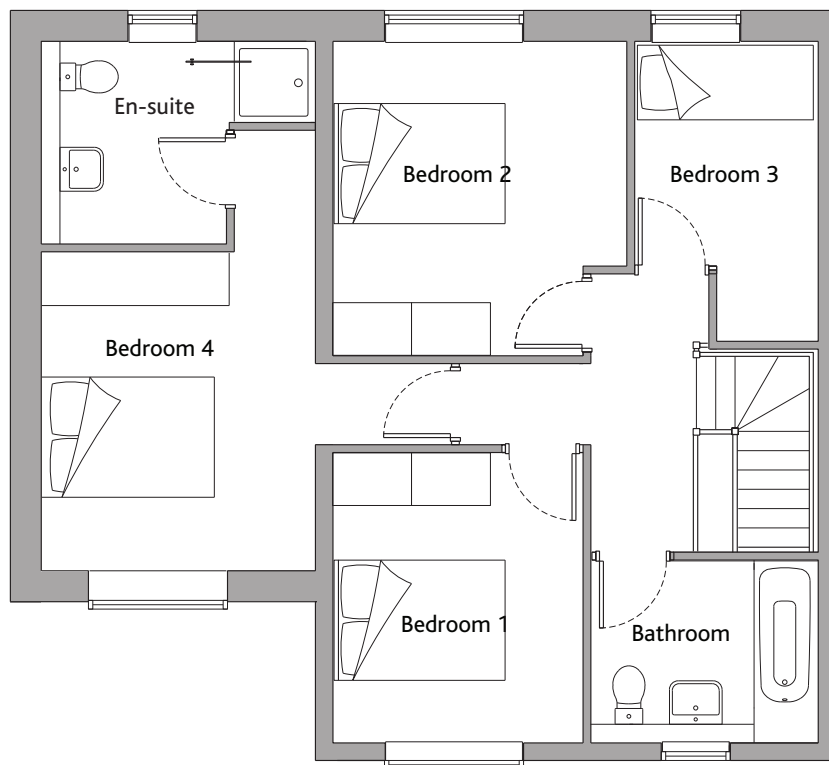
First Floor



Ground Floor

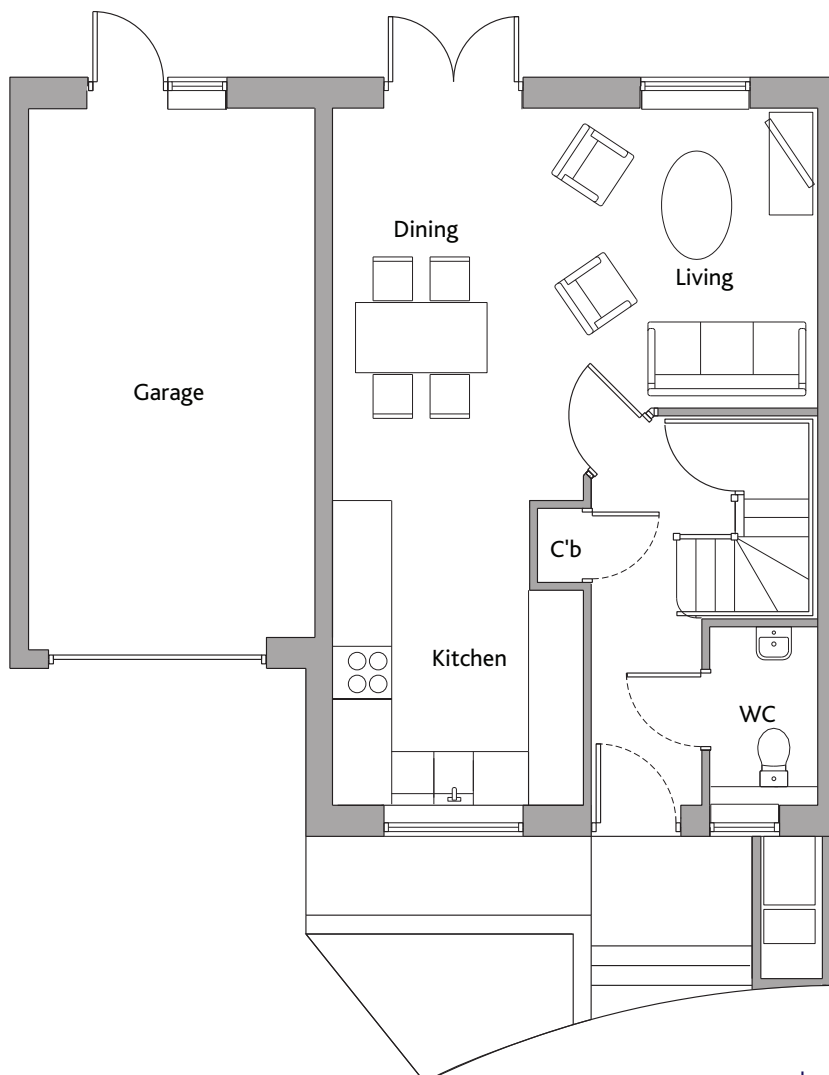


The right hand houses have an identical but opposite orientation to the left hand houses which are shown above. See main layout plan.



**Typical 4 Bedroom
House Layout**

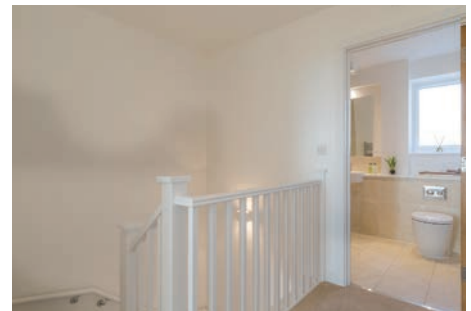
First Floor



Ground Floor



Beautifully appointed
and energy efficient
family homes



The development has been undertaken by Nova Developments who have a track record for building quality homes throughout the South East.

Nova Developments reputation for high quality development combines the latest building technology with high specification finishes to create beautifully appointed and energy efficient family homes.



Phase 1 Show Home

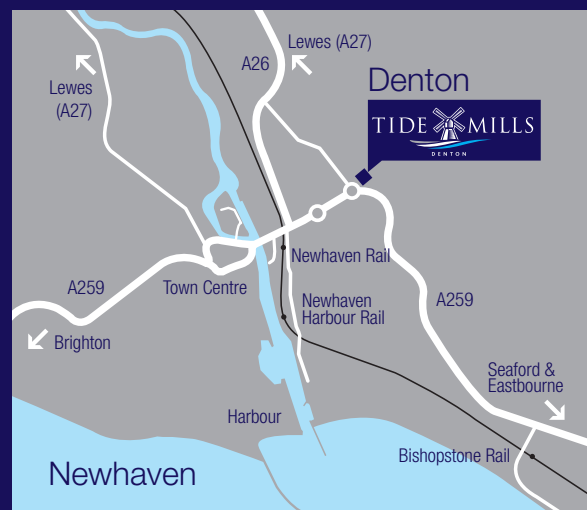
TIDE MILLS



DENTON



FOURTEEN LUXURY 3 & 4 BEDROOM FAMILY HOMES



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created by **Nova Developments**

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