

# 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, situated close to Tide Mills Nature Reserve and Seaford Bay.



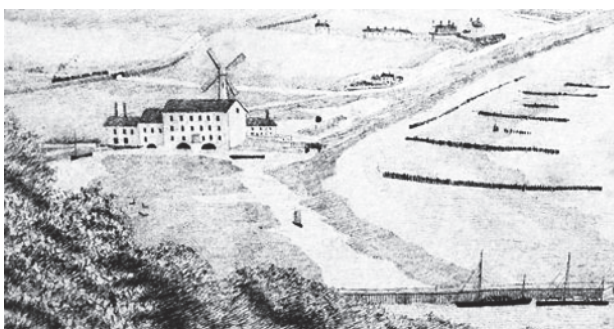


Denton Village is nestled just off the Brighton to Eastbourne coastal road and lies between the towns of Newhaven and Seaford, by the mouth of the River Ouse. The village sits between The South Downs and Tide Mills Nature Reserve.

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

# denton village

## 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 Porcelanosa 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
- Brushed stainless steel finish switch plates
- Feature glass splash back to hob

## BATHROOMS & EN SUITES

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

## 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 combi boiler heating system delivers high efficiency and precise control
- Radiators throughout

## RENEWABLE TECHNOLOGIES

- Solar photovoltaic panels and generation meter

## 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

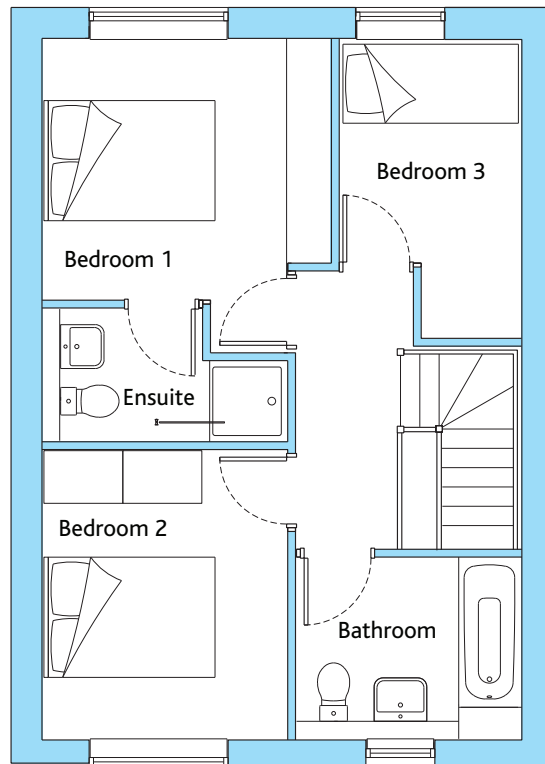




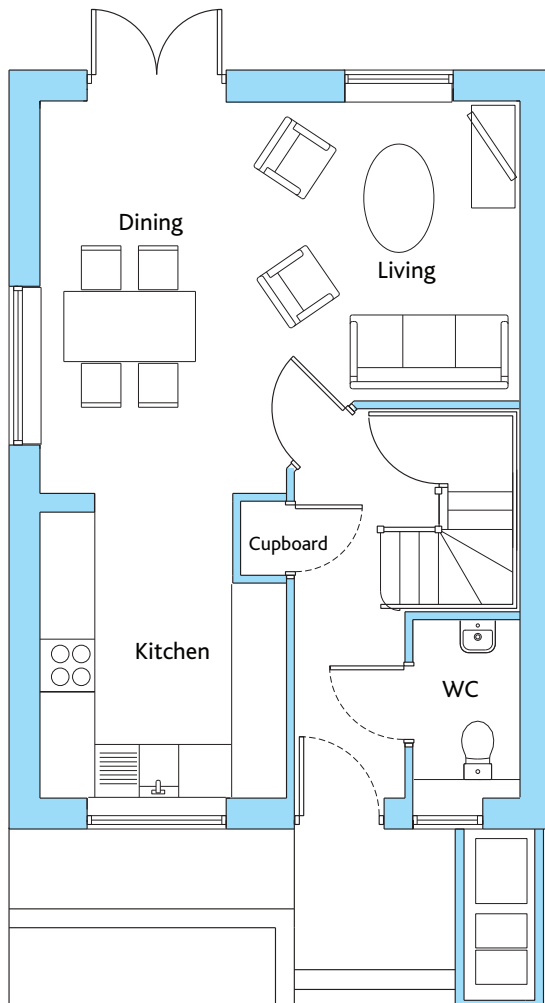
# Floor Plans

## Typical 3 Bedroom House Layout

### First Floor

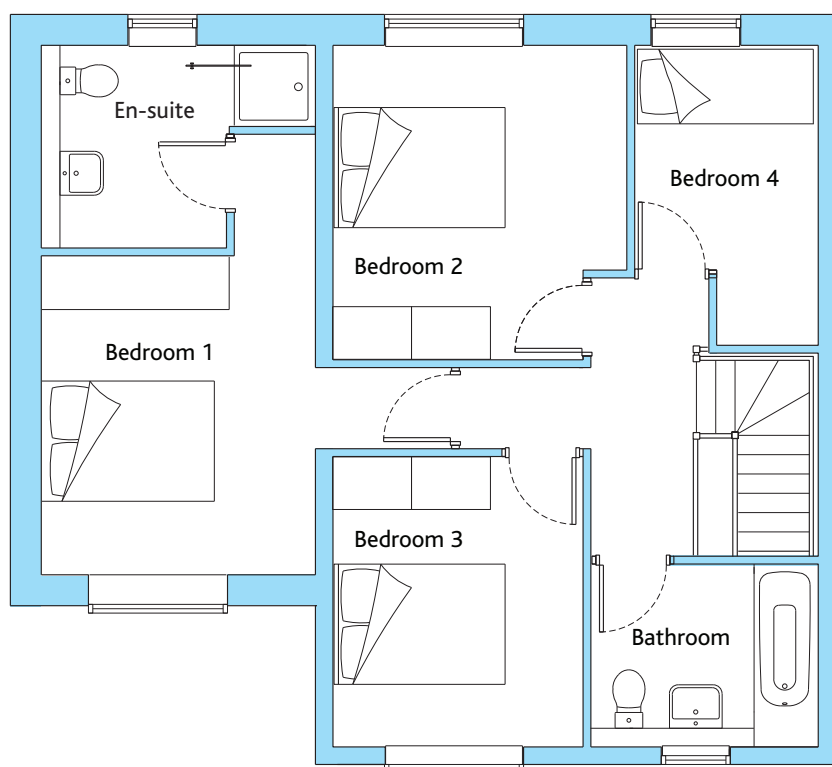


### Ground Floor



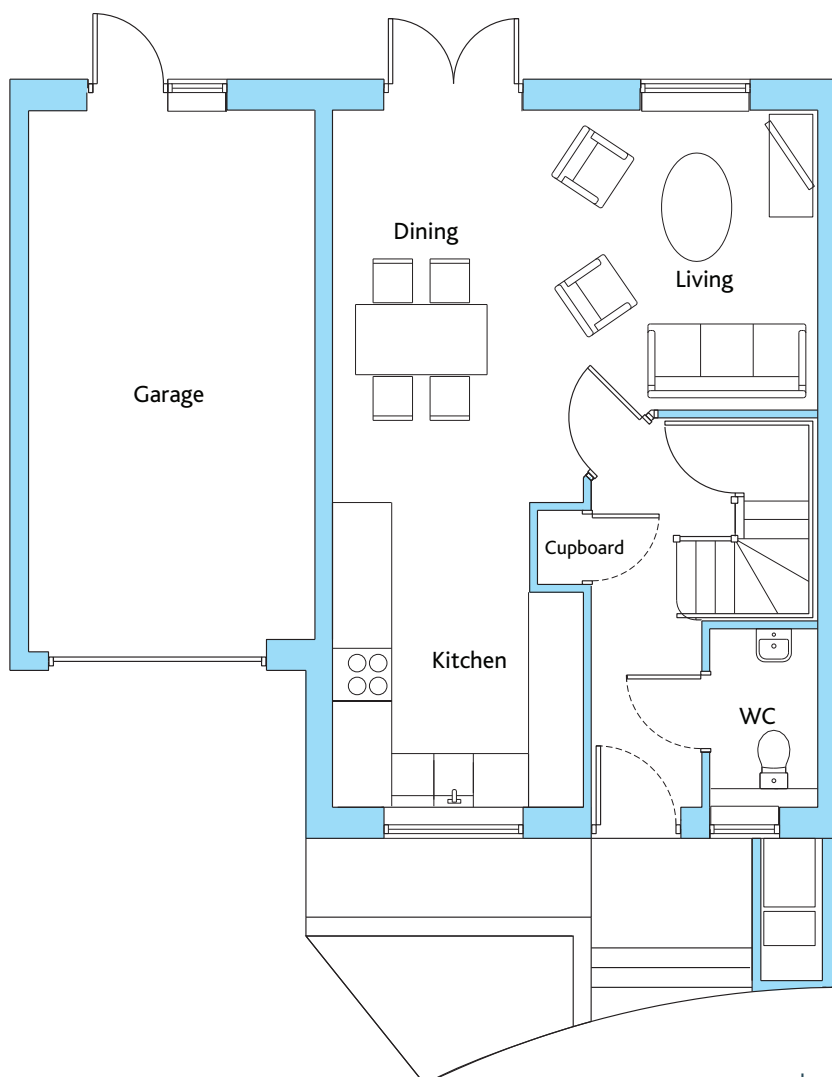


The right hand houses have an identical but opposite orientation to the left handhouses which are shown above. See main layout plan.



**Typical 4 Bedroom  
House Layout**

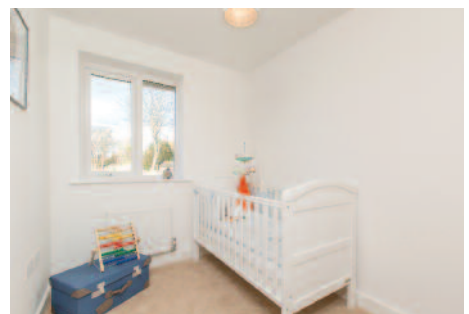
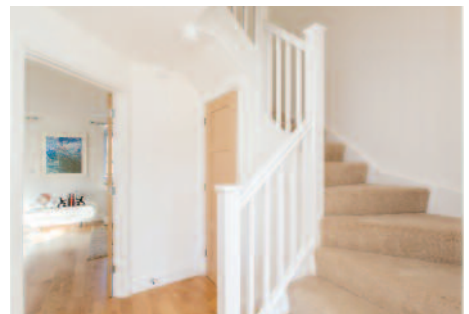
**First Floor**



**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.

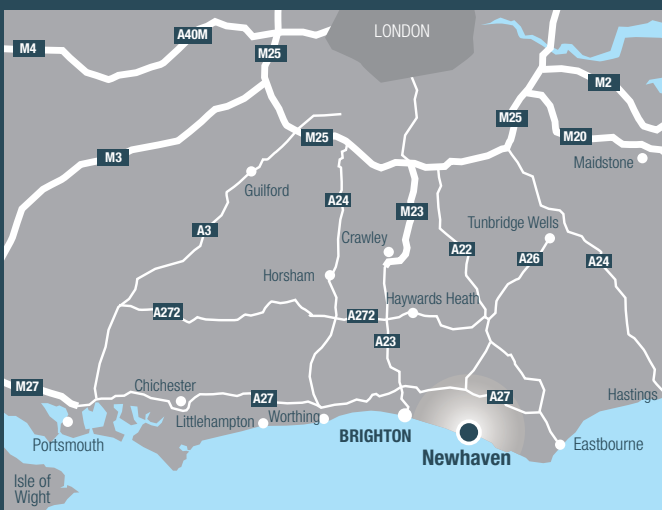


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## FOURTEEN LUXURY 3 & 4 BEDROOM FAMILY HOMES



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created by **Nova Developments**

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