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Peter Oliver



Cricketfield, Newick, BN8 4LL

- ▼ Village Location
- ▼ Spacious
- ▼ Study
- ▼ Large Separate Kitchen
- ▼ Driveway
- ▼ No Onward Chain



### EPC RATING

Current:

41 | E

Potential:

78 | C

**£425,000**





## Cricketfield, Newick, BN8 4LL

Nestled within a quiet cul-de-sac and just a short stroll from the center of Newick, this deceptively spacious home offers a wonderful living environment. Upon entering, you are welcomed into a bright, spacious entrance hall featuring under-stairs storage and a convenient WC to the side. The house boasts an exceptionally large lounge that seamlessly connects to the dining area. The kitchen to the front of the property then leads into a separate room to the back perfect for a study or separate living space. Upstairs, there are three well-sized bedrooms served by a family bathroom, with some rooms offering distant views to the rear. Outside, the property is approached via a driveway that can accommodate several vehicles. The location is ideal and highly convenient, with local amenities such as a school, newsagents, pubs, and restaurants within walking distance. This makes it a perfect home for families looking to upsize or downsize while enjoying the strong sense of community in this charming village.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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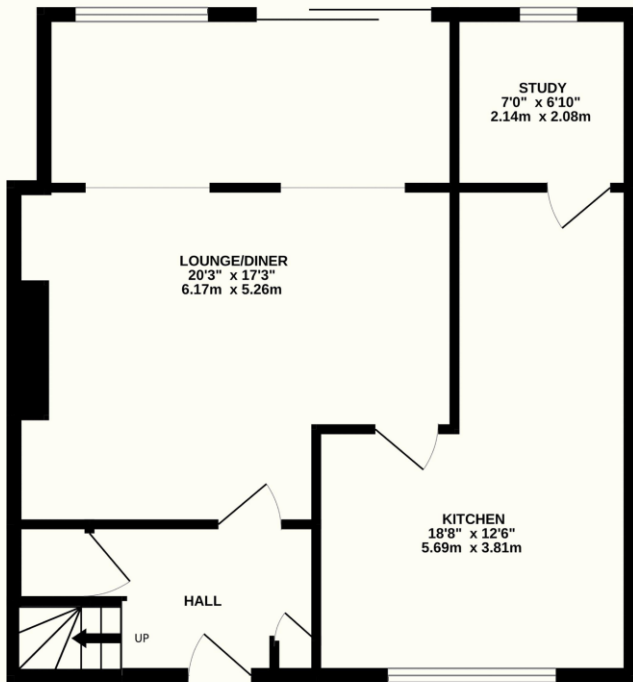
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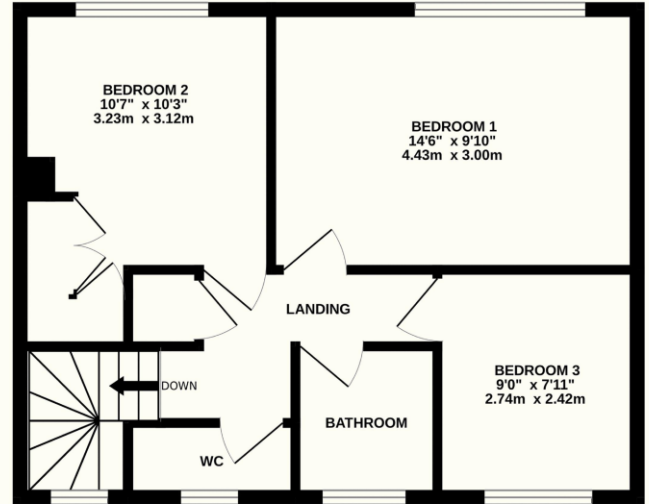




## GROUND FLOOR 635 sq.ft. (59.0 sq.m.) approx.



## 1ST FLOOR 475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: N/A

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