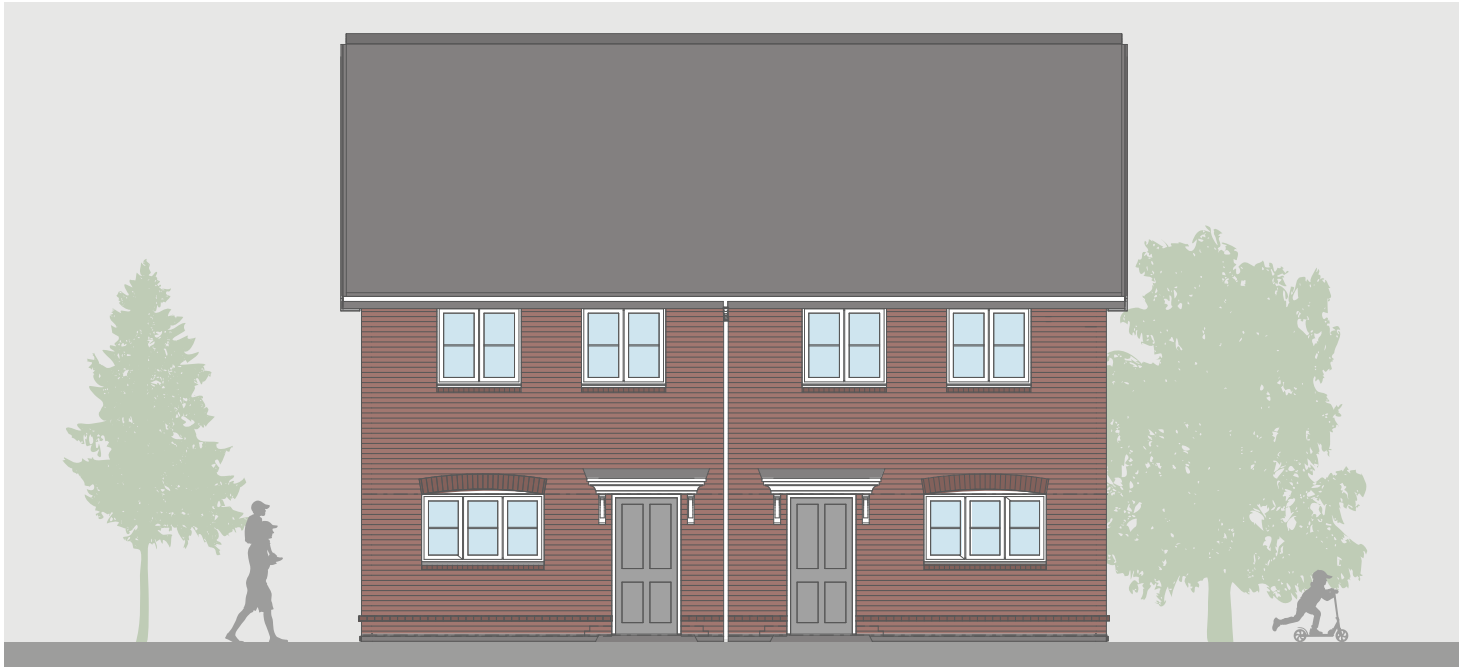


# BERRY CROFT

Newick, East Sussex BN8 4QP

3 bedroom homes with private gardens and parking

AVAILABLE TO RESERVE OFF PLAN



# BERRY CROFT

Newick, East Sussex BN8 4QP

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Stonewater, in partnership with Thakeham Homes, presents a selection of **three bedroom houses for shared ownership** at the new Berrycroft development, half a mile east of Newick village centre. Each property benefits from a living/dining room with French doors leading out to the rear garden, a separate contemporary style kitchen and a useful downstairs cloak room with WC and hand basin. The kitchen comes complete with an integrated oven, hob and extractor hood and an integrated double-height fridge freezer. Upstairs are two double bedrooms, one single bedroom, and a family sized bathroom.

In keeping with the developer's policy on sustainability, each home will be fitted with an electric car charging point as well as an air source heat pump, low energy lighting and superior insulation which may help to reduce energy bills.

## Kitchen

- Ascoli 'Dusk Grey' kitchen units with stainless steel handles
- 'White Marble' worktop and upstand
- Stainless steel splashback
- Stainless steel 1.5 bowl sink with mono mixer tap

## Flooring

- Manx Tomkinson Twist Regular carpet in 'Rural Grey' to bedrooms, living room, hallway, stairs and landing
- Leoline Comfytex vinyl flooring in 'Camargue' to kitchen, bathroom and WC

## Internal walls

- Dulux Supermatt White to walls and ceilings throughout
- 400mm x 250mm 'Assen Gris' wall tiles to WC, bathroom and kitchen with brushed aluminium trim

## Internal joinery

- Dulux Satinwood White

## External

- White uPVC window frames
- Solar panels to roof

# BERRY CROFT

Newick, East Sussex BN8 4QP

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Berrycroft offers new residents a desirable rural lifestyle which is nevertheless well connected. Uckfield and Haywards Heath are respectively four miles away to the east, and seven miles away to the west. The attractive market town of Lewes is also just nine miles from the development.

Newick is a picturesque village, with a village green and three popular local pubs: The Bull Inn, The Royal Oak and The Crown. The local village hall is home to over 30 activities and societies; Newick is well known for its active community spirit. The village has some independent shops, and every Saturday morning hosts the Newick Country Market, with stalls selling locally grown vegetables, cakes, plants and crafts. The nearest large supermarket is a Tesco Superstore in Uckfield, four miles away.

Sports enthusiasts are well catered for with the King George V Playing Fields and sports pavilion, where rugby, cricket and football are played regularly. Local schools include Newick pre-School and Newick CofE Primary School, for pupils aged from four to 11-years-old; both are ranked 'Outstanding' by Ofsted. Secondary schools in the area include Uckfield College, which accepts pupils aged 11 to 18-years-old and which is Ofsted ranked as 'Good'.

The surrounding area is noted for its outstanding natural beauty, with the celebrated Ashdown Forest being within easy driving distance. Chailey Common Nature Reserve and the River Ouse are both a few minutes away by car, offering plenty of opportunities to get back to nature.

Haywards Heath station, on the Brighton to Victoria mainline as well as the Brighton to Bedford Thameslink is just under eight miles away. From here London Victoria is just 45 minutes away by train; London Bridge has a swiftest journey time of 44 minutes. The station is also part of a large new shopping area and home to one of the south east's largest Waitrose superstores.

Other local attractions of note include the Bluebell Heritage Railway, the famous Piltdown Man pub, and, of course, the City of Brighton and Hove and the South Coast, approximately 30 minutes away by car. For travel further afield, Gatwick International airport is just under 20 miles away.



- |                              |           |                                 |            |
|------------------------------|-----------|---------------------------------|------------|
| • The Bull Inn               | 0.4 miles | • Chailey Common                | 3.2 miles  |
| • Newick Village Hall        | 0.6 miles | • Tesco Superstore, Uckfield    | 4.0 miles  |
| • Newick pre-School          | 0.6 miles | • Uckfield College              | 4.2 miles  |
| • Newick Sports Pavilion     | 0.7 miles | • Haywards Heath rail station   | 7.8 miles  |
| • Newick CofE Primary School | 0.9 miles | • Gatwick International Airport | 19.8 miles |

# SITE PLAN



GOLDBRIDGE ROAD



# PLOT 9

3 Holly Lane, Newick BN8 4FX



## 3 bedroom semi-detached house

2 Parking spaces  
Turfed rear garden  
Downstairs WC

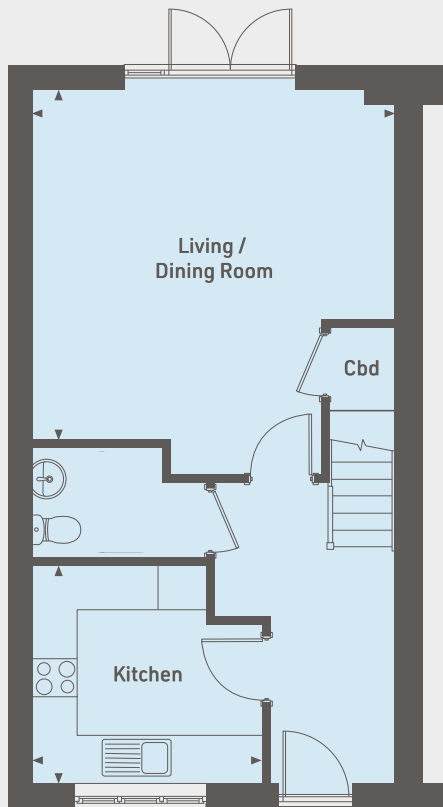
**£224,000 for a 40% share**

Open Market Value: **£560,000**

Monthly Rent: **£770.00**

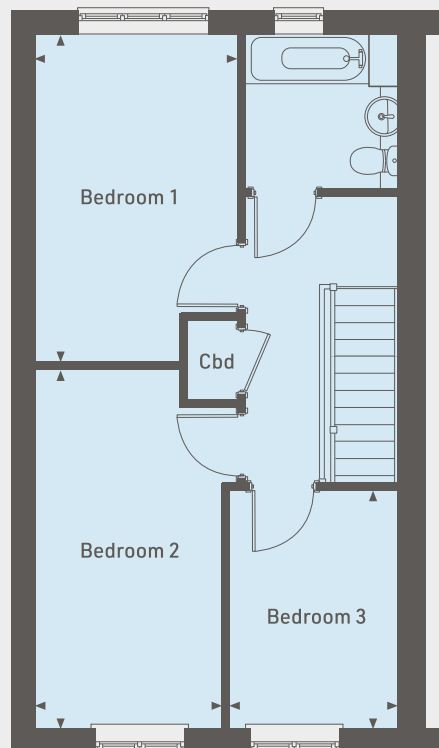
Service Charge: **£50.87**

Ground floor



Entrance

First floor



### Ground floor

Living/ Dining Room  
4.98m x 4.87m (16'4" x 15'11")  
Kitchen  
3.18m x 3.03m (10'5" x 9'11")

### First floor

Bedroom 1  
4.56m x 2.80m (14'11" x 9'2")  
Bedroom 2  
4.97m x 2.57m (16'3" x 8'5")  
Bedroom 3  
3.40m x 2.32m (8'1" x 7'7")

Please note that all sales particulars and images are for marketing and illustrative purposes only. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only.

# PLOT 10

1 Holly Lane, Newick BN8 4FX



## 3 bedroom semi-detached house

2 Parking spaces  
Turfed rear garden  
Downstairs WC

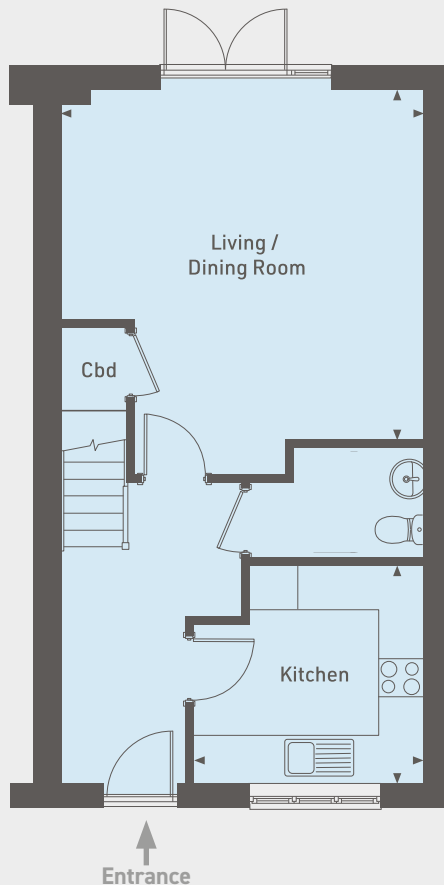
**£224,000 for a 40% share**

Open Market Value: **£560,000**

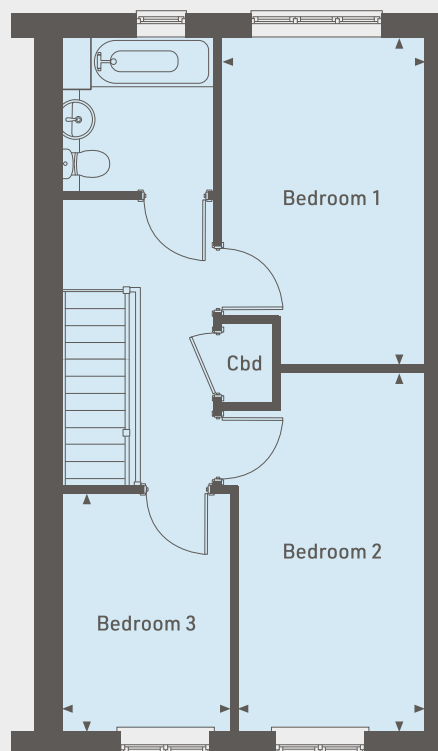
Monthly Rent: **£770.00**

Service Charge: **£50.87**

Ground floor



First floor



### Ground floor

Living/ Dining Room  
4.98m x 4.87m (16'4" x 15'11")

Kitchen  
3.18m x 3.03m (10'5" x 9'11")

### First floor

Bedroom 1  
4.56m x 2.80m (14'11" x 9'2")

Bedroom 2  
4.97m x 2.57m (16'3" x 8'5")

Bedroom 3  
3.40m x 2.32m (11'1" x 7'7")

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# PLOT 35

2 Cedar Close, Newick BN8 4FX



## 3 bedroom end-of-terrace house

2 Parking spaces  
Turfed rear garden  
Downstairs WC

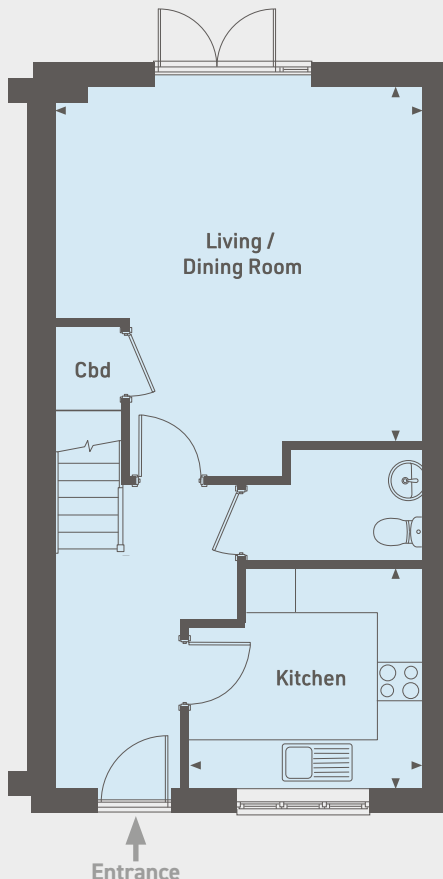
**£224,000 for a 40% share**

Open Market Value: **£560,000**

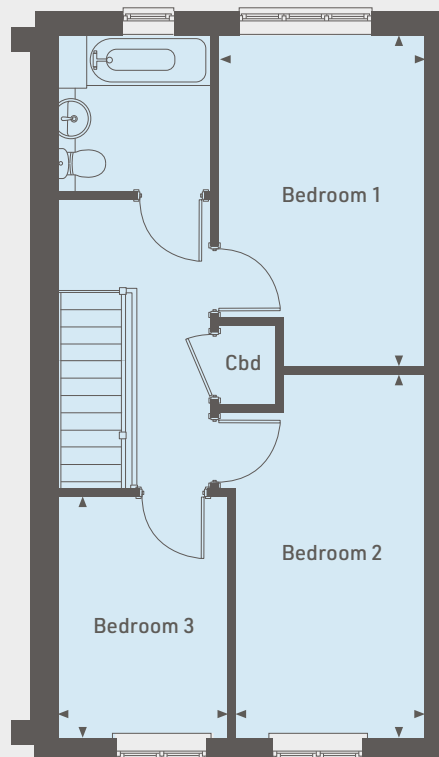
Monthly Rent: **£770.00**

Service Charge: **£50.87**

Ground floor



First floor



### Ground floor

Living/ Dining Room  
5.35m x 4.87m (17'6" x 15'11")

Kitchen  
3.18m x 3.03m (10'5" x 9'11")

### First floor

Bedroom 1  
4.56m x 2.80m (14'11" x 9'2")

Bedroom 2  
4.97m x 2.57m (16'3" x 8'5")

Bedroom 3  
3.31m x 2.39m (10'10" x 7'10")

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# BERRY CROFT

Newick, East Sussex BN8 4QP

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Please note the most up-to-date availability can be found on our website [www.stonewaterhomes.co.uk](http://www.stonewaterhomes.co.uk).

Further details are available upon request.

[FIND OUT ABOUT SHARED OWNERSHIP](#)

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