



**The Green  
Newick, BN8 4LA**

**Guide Price  
£600,000 to £625,000**

**01444 474447  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

**Residential sales, lettings,  
land and new homes.**



## LOCATION

Nestled in a secluded spot just off the village green, Bullsfield Cottages enjoy a prime location within easy reach of numerous local amenities. A short stroll takes you to the village store, pharmacy, bakery, and traditional pubs. The village also boasts an 'outstanding' primary school and a historic parish church. Convenient bus services connect to surrounding areas, including Lewes and Haywards Heath (approximately 7 miles away), which offers comprehensive shopping facilities and a mainline train station providing fast and frequent services to London (Victoria/London Bridge in about 45 minutes) and Brighton. The property is enveloped by beautiful Sussex countryside, with the Ashdown Forest and Chailey Common Nature Reserve nearby and excellent road links providing easy access to major surrounding areas.

## PROPERTY

Tenure: Freehold

Nestled in the heart of the charismatic village of Newick, discover Bullsfield Cottages. This warm and welcoming attached-property is nestled away just off of The Green.

Sporting 1072 square feet of living space spread over 2 charming floors, effortlessly blends timeless character with modern comfort. The ground floor offers an elegant living room with large Inglenook fireplace boasting a fabulous log-burner, handsomely complemented by a practical open-kitchen/diner offering patio doors to the sunny garden.

Also on the ground floor, for your convenience, is a useful cloakroom and entrance hall with storage. Ascend to the first floor to uncover 3 well-appointed, character filled bedrooms and a delightfully modernised shower room.

## OUTSIDE

A tranquil South-facing garden is set to the front of the cottage with a social patio area, generous lawn, a small pond, flower beds and hedging. There is also a timber built garage with double doors and a parking space in front.







#### Buses

1 minute walk



#### Shops

Village Store  
1 minute walk



#### Trains

Uckfield – 4.6 miles  
Haywards Heath – 7.8 miles



#### Airport

Gatwick  
22.5 miles



#### Roads

M23  
17.1 miles



#### Sport & Leisure

Uckfield Leisure Centre  
5.6 miles



#### Rental Income

£1,850 pcm



#### Schools

Newick CofE Primary  
Chailey School



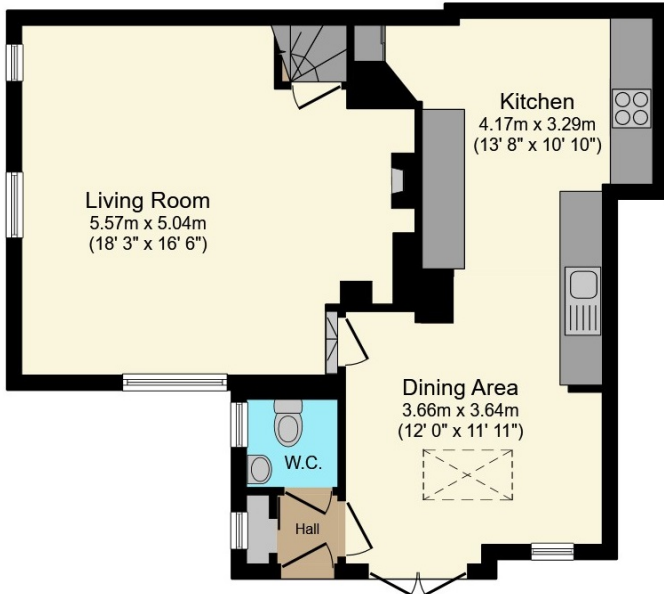
#### Broadband

Up to 44 Mbps

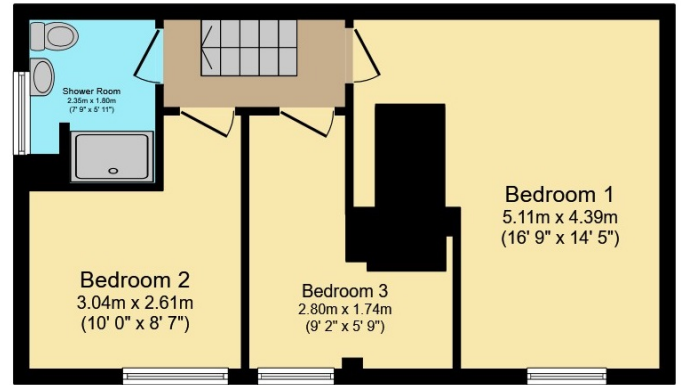


#### Council Tax

Band E

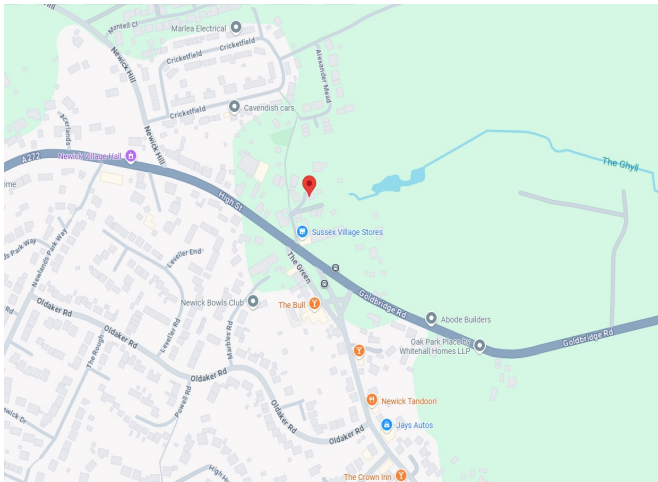


Ground Floor



First Floor

## Map Location



## Total Approximate Floor Area

**1,072 sq ft / 100 sq m**

## EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewing arrangements by appointment through Brock Taylor

**01444 474447**  
[hhsales@brocktaylor.co.uk](mailto:hhsales@brocktaylor.co.uk)



**01444 474447**

**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

[brocktaylor.co.uk](http://brocktaylor.co.uk)

26 The Broadway, Haywards Heath, West Sussex, RH16 3AL

