



11 Church Road, Newick BN8 4JU

£700,000

Lewes



**MANSELL
McTAGGART**
— Trusted since 1947 —

11 Church Road

A much improved and SUBSTANTIALLY EXTENDED 4 BEDROOM DETACHED FAMILY FRIENDLY HOUSE with a 70ft rear garden set only a couple of minutes' walk from the 'outstanding' primary school in the heart of this sought after village.

The front door leads into the hall which has a quarry tiled floor, understairs cupboard & stairs rising to the first floor. Off the hall is the sitting room which has a **WOODBURNER**, with cupboards to either side, parquet flooring & a window to front. Also to the front is an **OFFICE** again with a quarry tiled floor.

Across the back is an impressive **KITCHEN/DINING ROOM** - the kitchen area has double butler sink, a dishwasher and a Rangemaster cooker, the dining area has double doors to the garden. There is also a side lobby with door to side and a utility room with wc.

On the first floor there is a landing off which there are 4 bedrooms, two to the front & two to the rear one of which has an **EN SUITE SHOWER ROOM**. There is also a family bathroom and the rear bedrooms have nice views.

The front garden is laid to lawn with flower borders and hedging. To the side is a double width brick paved **DRIVEWAY**. To the rear is a lovely **70ft GARDEN** with an attractive patio, lawn, shrubs, trees and a summerhouse.

- HALL, SIDE LOBBY & UTILITY/WC
- SITTING ROOM WITH WOODBURNER
- LARGE FULL WIDTH KITCHEN/DINING ROOM
- OFFICE/STUDY
- 4 BEDROOMS (ONE WITH EN SUITE SHOWER ROOM)
- FAMILY BATHROOM
- FRONT GARDEN & DOUBLE WIDTH DRIVEWAY
- LOVELY 70FT REAR GARDEN WITH SUMMERHOUSE
- FREEHOLD EPC C COUNCIL TAX BAND E





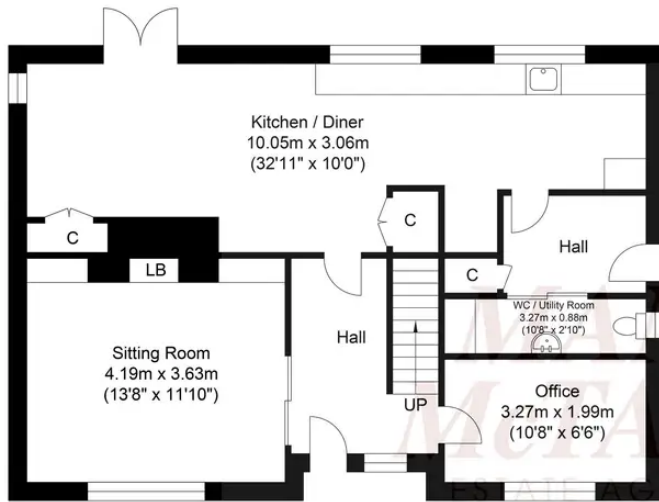
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Situated in a sought after road which flows off the village green into the heart of the village, this modern property is advantaged by its proximity to all local amenities including the recreation ground, bakery, pharmacy, 2 convenience stores, restaurant, café, hairdressers, garage, 3 pubs, old parish church and within walking distance of the central green and health centre.

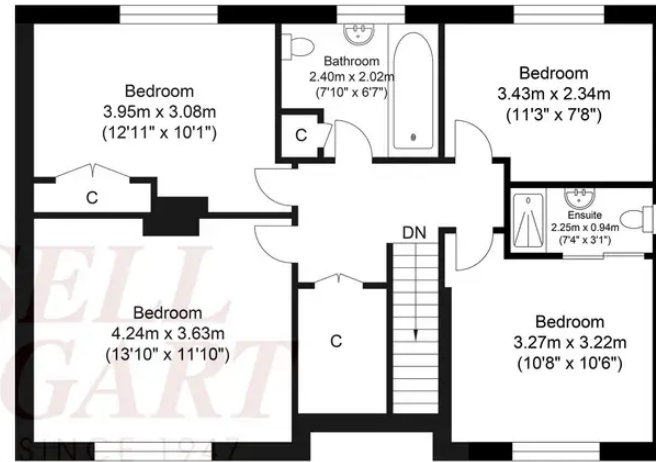
Haywards Heath town centre is approximately 7 miles, with its comprehensive shopping centre, leisure facilities and main line railway station with fast and frequent train service to both London (Victoria and London Bridge approx. 45 minutes) and Brighton. The area is also surrounded by some of the county's most beautiful countryside to include Chailey Common Nature Reserve and the Ashdown Forest. The coastal towns of Eastbourne and Brighton together with Gatwick Airport, Royal Tunbridge Wells and M25 are all within convenient driving distance.

DIRECTIONS: From our office on the green at Newick take the road opposite which is Church Road, proceeding across the green and past the Royal Oak Inn on the left hand side and No. 11 can be found on your left.





Ground Floor
 Approximate Floor Area
 721.61 sq ft
 (67.04 sq m)



First Floor
 Approximate Floor Area
 721.61 sq ft
 (67.04 sq m)



Approximate Gross Internal Area = 134.08 sq m / 1443.22 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Newick

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