



Newlands Goldbridge Road, Newick BN8 4QP

£1,200,000



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# Newlands Goldbridge Road

Originating in the 1920s, this impressive and spacious detached property seamlessly blends classic charm with modern conveniences. Boasting an expansive total floor area of 3,479 sq ft, this exceptional FIVE BEDROOM RESIDENCE with DETACHED ANNEXE is set on a picturesque 0.6 ACRE PLOT, enjoying a delightful south-facing aspect.

Upon entering, the property welcomes you into a thoughtfully designed living space that is both inviting and versatile. The ground floor features a spacious sitting room, an open plan kitchen (with electric Aga)/family/dining room, and a conservatory. Additionally, the ground floor comprises a bedroom, a shower room, and a flexible study/bedroom that can be tailored to suit individual needs.

Ascending to the first floor, you will find a master bedroom with en-suite bath/shower room, walk-in wardrobe and oak floor, 2 further bedrooms and a modern bathroom. Features include ceiling roses, pine doors, fireplaces, tiled floors, double glazing, oil-fired central heating, and a septic tank.

Externally, the property is complemented by a generous in-out driveway, a double garage, large timber shed and DELIGHTFUL GARDENS that wrap around the property. A renovated, detached ANNEXE/STUDIO/OFFICE spanning an impressive 34'5 x 17'2 with composite decking offers additional living space and features a kitchen area and shower room, ideal for guests or as a separate work studio.



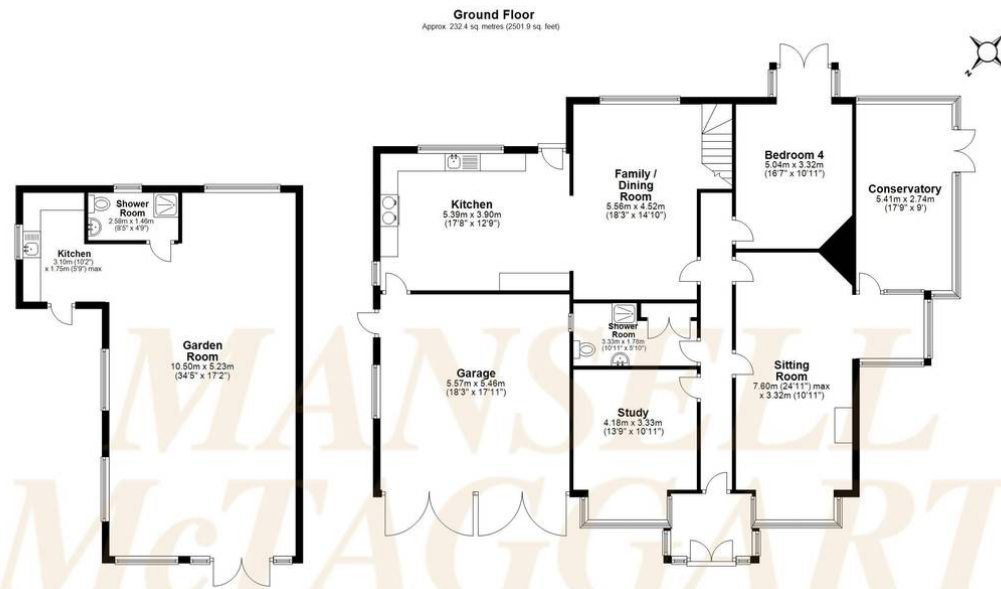


## Newlands Goldbridge Road

Located on the eastern fringes of Newick, this sought after village offers many local amenities including 2 convenience stores, pharmacy, bakery, restaurant and 3 pubs. Additionally, there is an 'outstanding' primary school, café & modern area health centre, together with an interesting old parish church. Mainline stations can be found at Lewes (9 miles), Uckfield (5 miles) and Haywards Heath (8 miles) with fast and frequent commuter train service to both London (Victoria/London Bridge approx. 45 minutes) and Brighton. The area is surrounded by some lovely Sussex countryside, including the Ashdown Forest & Chailey Common Nature Reserve. Popular golf courses at Piltown & East Sussex National, as well as Glyndebourne, Charleston Farmhouse & Trading Boundaries are all nearby, as well as excellent local schooling. **DIRECTIONS** Come out of our office and head east (left) along the A272. Newlands can be found on the right hand side before you get to Goldbridge.



- AN IMPRESSIVE & SPACIOUS (3,479 sq ft) 5 BEDROOM DETACHED PROPERTY WITH VERSATILE ANNEXE/STUDIO/GARDEN ROOM ON A LOVELY SOUTH FACING 0.6 ACRE PLOT
- SITTING ROOM, KITCHEN/FAMILY/DINING ROOM & CONSERVATORY
- GROUND FLOOR BEDROOM, SHOWER ROOM & STUDY/BEDROOM 5
- THREE FIRST FLOOR BEDROOMS, BATHROOM & EN SUITE BATH/SHOWER ROOM
- IN OUT DRIVEWAY, DOUBLE GARAGE & SUPERB GARDENS
- RENOVATED 34'5 x 17'2 DETACHED ANNEXE/STUDIO/OFFICE WITH KITCHEN AREA & SHOWER ROOM
- DOUBLE GLAZING, OIL FIRED CENTRAL HEATING & SEPTIC TANK
- FREEHOLD EPC E COUNCIL TAX BAND F LEWES



Total area: approx. 323.3 sq. metres (3479.5 sq. feet)  
Illustration for identification purposes only and not to scale. Measurements are approximate.  
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 Plan produced using PlanIt2

# Mansell McTaggart Newick

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