



4 Newick Hill, Newick BN8 4QR

£670,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

4 Newick Hill

A highly versatile **3 BEDROOM DETACHED CHALET BUNGALOW** set in the heart of Newick with good sized gardens to both front & rear.

The front door leads into the hall which has stairs rising to the first floor and a ground floor shower room/wc. To the front is the sitting room which has a fireplace with flame effect gas fire. To the rear is the kitchen/dining room with Rangemaster cooker and a separate utility room. There are two ground floor bedrooms & a **SUN ROOM** to the front.

On the first floor there is a further bedroom & bathroom. Additional features include gas fired central heating & double glazing.

Outside there is a driveway with parking for several cars and an **OFFICE/STUDIO**. The generous plot has gardens to front and rear including a paved terrace, lawns, further timber shed and vegetable plot.

- A VERSATILE THREE BEDROOM DETACHED CHALET BUNGALOW SET ON A GENEROUS PLOT IN THE HEART OF THIS POPULAR VILLAGE
- PORCH, HALL & GROUND FLOOR SHOWER ROOM/WC
- SITTING ROOM & SUN ROOM
- KITCHEN/DINING ROOM & UTILITY ROOM
- TWO GROUND FLOOR BEDROOMS
- FIRST FLOOR BEDROOM & BATHROOM
- DRIVEWAY WITH AMPLE PARKING & OFFICE/STUDIO
- GOOD SIZED GARDENS TO FRONT & REAR
- FREEHOLD EPC D COUNCIL TAX BAND E LEWES

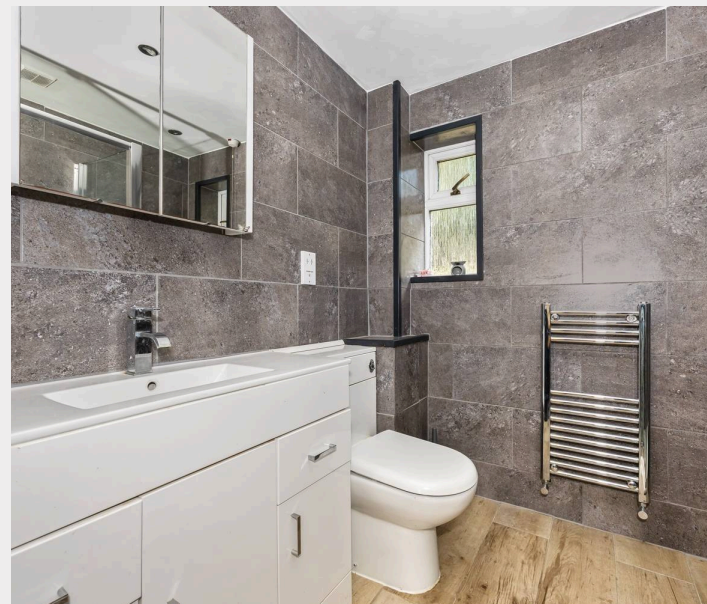


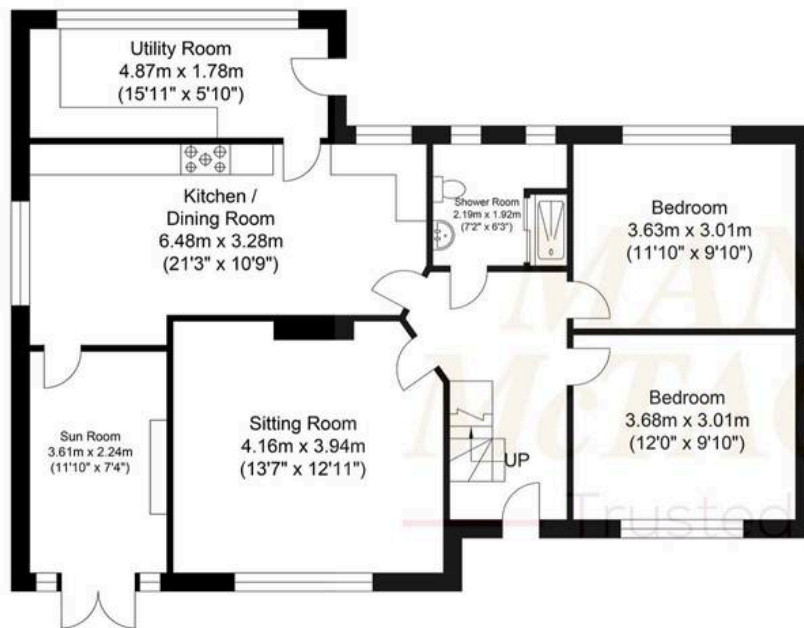


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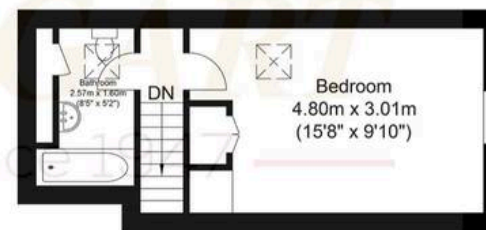
LOCATION The property is located a short distance from the heart of this highly sought after village with its pretty central village green and good amenities including 2 convenience stores, pharmacy, bakery, café etc. There is also a lovely old parish church, 3 pubs, a an 'outstanding' primary school and a nearby modern area health centre, whilst recreational facilities include a tennis and bowls club. There are bus services to a number of the surrounding districts including Haywards Heath (about 7 miles), with its comprehensive shopping centre, leisure activities and fast commuter train service to London (Victoria/London Bridge about 45 minutes). The A23/M23 road link for Gatwick International Airport and the M25 is within easy driving distance and the area in general offers a variety of recreational and leisure facilities with numerous golf courses including East Sussex National, walking on Ashdown Forest and various theatres and water sports are available along the south coast.

DIRECTIONS: From our office on the green at Newick head in a westerly direction towards Haywards Heath along the A272 and after few hundred yards take the first turning on the right which is Newick Hill then take the first driveway on the left proceeding up this driveway until reaching No. 4 at the end.

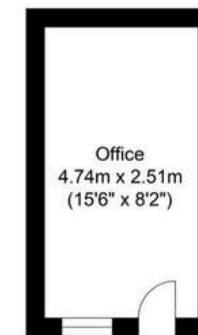




Ground Floor
Approximate Floor Area
985.22 sq ft
(91.53 sq m)



First Floor
Approximate Floor Area
228.41 sq ft
(21.22 sq m)



Outbuilding
Approximate Floor Area
128.09 sq ft
(11.90 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 112.75 sq m / 1213.63 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Newick

Mansell McTaggart, 3a The Green - BN8 4LA

01825 722288

new@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/newick

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