



35 Harmers Hill, Newick BN8 4QU

£425,000



**MANSELL
McTAGGART**
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35 Harmers Hill

A modern 4 BEDROOM DETACHED BUNGALOW set off a lovely country lane on the western fringes of the sought after village of Newick and available with NO ONWARD CHAIN.

A double glazed sliding front door opens into the entrance porch with a further double glazed door leading into the hall. To the front is a 15'1 x 12'5 sitting room and to the rear is the RE-FITTED KITCHEN/DINING ROOM which has sliding patio doors to the rear garden.

There are four bedrooms (2 to the front and 2 to the rear) as well as a RE-FITTED BATHROOM/WC and a separate cloakroom/wc. The property further benefits from upvc double glazing and gas fired central heating. There is also a versatile ATTIC SPACE WITH VELUX WINDOWS.

The front garden has a lawned area and off road parking. A shared driveway to the side of the property leads to the GARAGE which is the right hand of the pair. The rear garden measures approximately 59' x 22' and has a paved terrace and a lawned area .Underneath the bungalow is a USEFUL STORAGE AREA.

- A MODERN 4 BEDROOM DETACHED BUNGALOW ATTRACTIVELY LOCATED OFF A COUNTRY LANE & AVAILABLE WITH NO ONWARD CHAIN
- PORCH, HALL & CLOAKROOM/WC
- SITTING ROOM
- RE-FITTED KITCHEN/DINING ROOM WITH PATIO DOORS TO THE GARDEN
- 4 BEDROOMS & RE-FITTED BATHROOM
- ATTIC SPACE WITH VELUX WINDOWS & USEFUL UNDER PROPERTY STORAGE
- DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- OFF ROAD PARKING & SHARED DRIVE TO GARAGE
- FRONT & REAR GARDENS
- FREEHOLD EPC D COUNCIL TAX BAND E LEWES





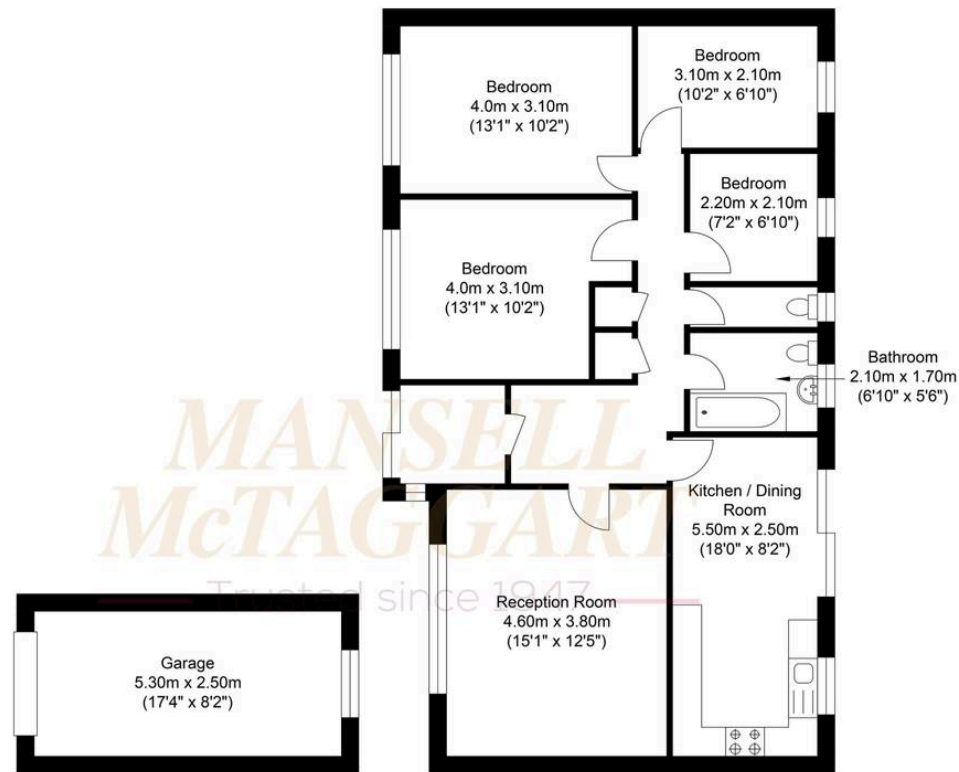
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Set in a lovely semi-rural position on the western fringes of Newick off a country lane yet still offering good access to all the village facilities with its pretty central green. Local amenities include convenience stores, pharmacy, bakery, 3 pubs, restaurant, café and garage. There is also a lovely old parish church, an Ofsted rated outstanding primary school and a modern area health centre whilst recreational facilities include football, rugby, cricket, tennis and bowls clubs.

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 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 and walking on nearby Ashdown Forest.

DIRECTIONS From our office head west along the A272 in the direction of Haywards Heath taking the second turning on the right which is Harmers Hill. Proceed down the hill, flow round the left hand bend and the property is on the right





Garage
Approximate Floor Area
142.62 sq ft
(13.25 sq m)

Approximate Floor Area
935.27 sq ft
(86.89 sq m)

Approximate Gross Internal Area (Excluding Garage) = 86.89 sq m / 935.27 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Newick

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