



Summerfield, 8 Woodbine Lane, Newick BN8 4LH

£675,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



# Summerfield, 8 Woodbine Lane

An IMPRESSIVE 4 BEDROOM 3 STOREY SEMI-DETACHED HOUSE built in the early 1900's and set in this popular private no through road in the heart of Newick

On the ground floor is the hall with downstairs cloakroom/wc and stairs rising to the first floor. To the front is the LOUNGE with fireplace and square bay window. Also off the hall is the extended KITCHEN/BREAKFAST ROOM with oven, hob, dishwasher and microwave and the DINING ROOM which has bifold doors to the CONSERVATORY which has doors to the garden.

On the first floor is the master bedroom with ENSUITE SHOWER ROOM, a 2nd bedroom with built in wardrobes & a luxurious bathroom with roll top bath and separate shower cubicle. On the second floor are 2 further bedrooms, one with FINE VIEWS. Further benefits include picture rails, brass doorknobs & finger plates, double glazing and gas fired heating from the boiler in the workshop.

A driveway provides parking for several cars and leads to a GARAGE. The delightful gardens have a paved terrace, lawn, flower beds, apple trees, a shed and there is a useful WORKSHOP below the house which has potential to be a home office.

- AN ATTRACTIVE 4 BEDROOM 3 STOREY SEMI-DETACHED HOUSE BUILT IN THE EARLY 1900's & SET IN A POPULAR PRIVATE ROAD
- HALL & DOWNSTAIRS CLOAKROOM/WC
- LOUNGE, SEPARATE DINING ROOM, CONSERVATORY & KITCHEN/BREAKFAST ROOM
- FIRST FLOOR WITH 2 BEDROOMS, EN SUITE SHOWER ROOM & FAMILY BATHROOM
- SECOND FLOOR WITH 2 FURTHER BEDROOMS
- GARAGE & DRIVEWAY WITH AMPLE PARKING
- LOVELY REAR GARDEN & USEFUL UNDER HOUSE WORKSHOP
- FREEHOLD EPC D COUNCIL TAX BAND E LEWES





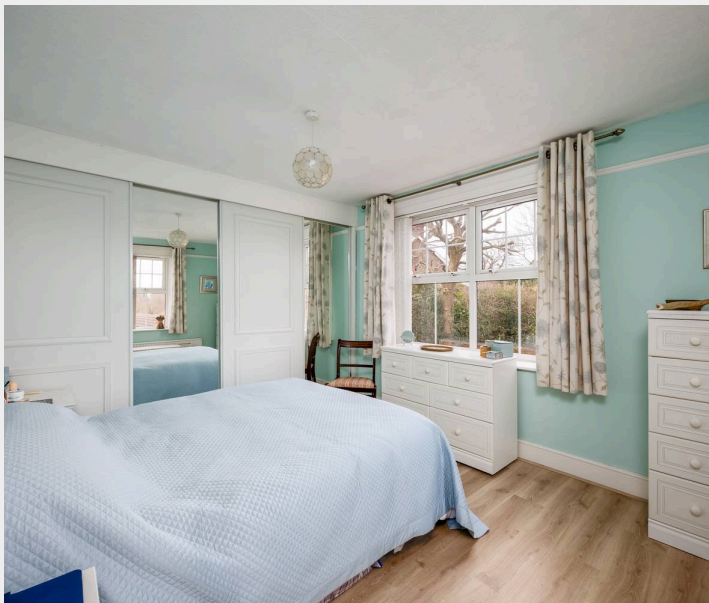


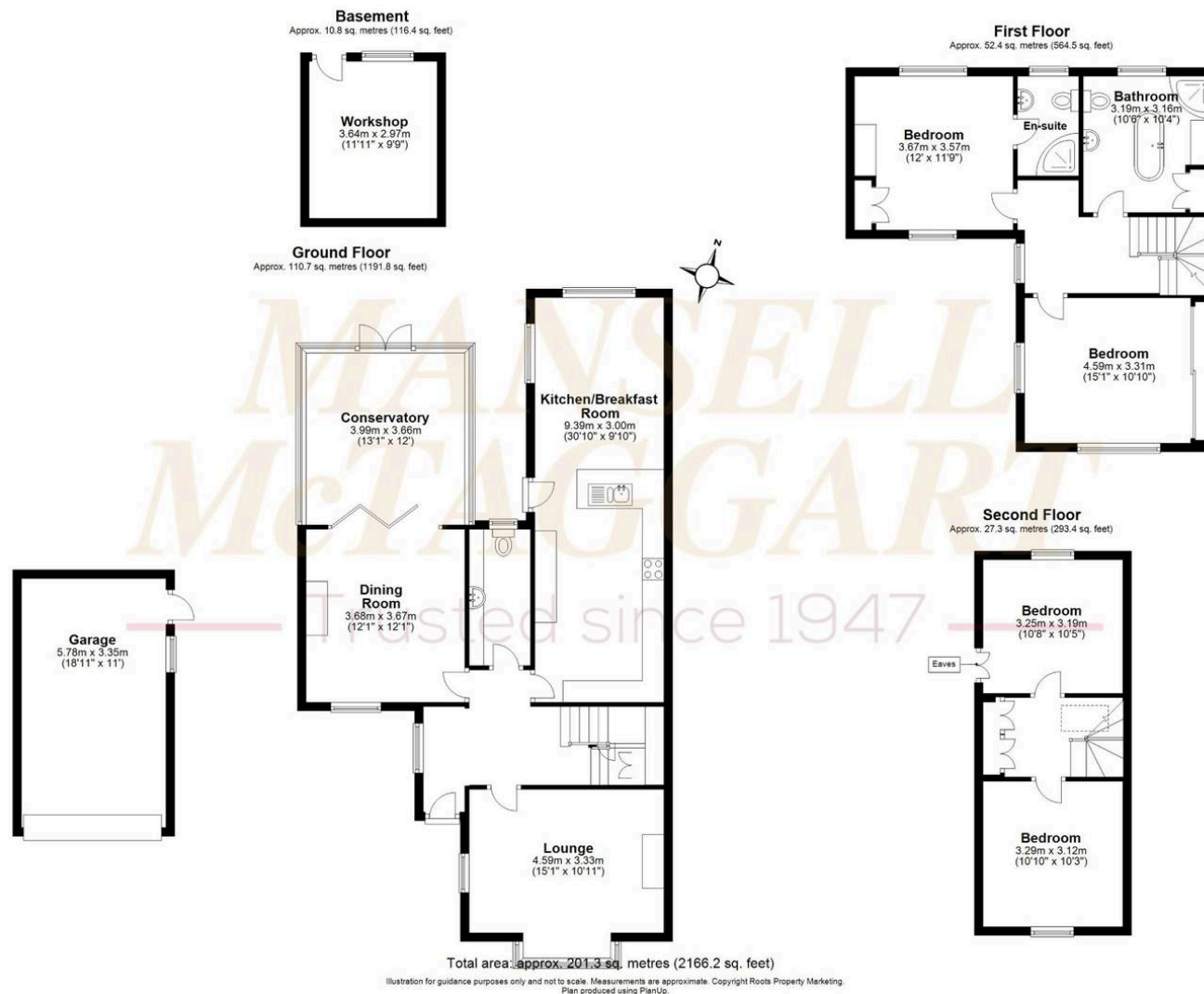
## Summerfield, 8 Woodbine Lane

Set in a tucked away location in a popular no through road yet offering easy access to the various amenities of the village which include two convenience stores, pharmacy, local bakery and modern area health centre. Additionally there are sports facilities to include tennis and bowls club, a garage, three pubs, restaurant, a café, an outstanding primary school in Allington Road and lovely old parish church.

This pretty Sussex village with central village green is ideally located for those wishing to commute from Haywards Heath (about 7 miles), with it fast rail service to London (Victoria/London Bridge about 45 minutes) and Brighton. There is lovely open countryside in the area with the Ashdown Forest being some 10 minutes drive and the coastal towns of Eastbourne and Brighton together with Gatwick Airport, the Royal Spa town of Tunbridge Wells are also within convenient driving distance.

**DIRECTIONS:** From our office on the Green at Newick head west along the A272 in the direction of Haywards Heath for a few hundred yards and Woodbine Lane can be found on the left (just before the turning to Newick Drive on the left). Summerfield will then be found on the right.





# Mansell McTaggart Newick

Mansell McTaggart, 3a The Green – BN8 4LA

01825 722288

[new@mansellmctaggart.co.uk](mailto:new@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/newick](http://www.mansellmctaggart.co.uk/branch/newick)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.