



9 Paynters Way, Newick BN8 4PH

£625,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

9 Paynters Way

A much sought after, spacious (1,534sq ft) 4 BEDROOM DETACHED HOUSE with bathroom & en suite shower room set in the heart of Newick & available with NO ONWARD CHAIN

The front door leads into the hall which has a cloakroom/wc & stairs rising to the first floor. Off the hall is a bright, double aspect LOUNGE/.DINING ROOM with floor to ceiling windows to front, a gas fire & patio doors to the rear. At the back is the well equipped kitchen with electric double oven, hob, dishwasher, fridge & washing machine.

On the first floor is the master bedroom which has an EN SUITE SHOWER ROOM, 3 further good sized bedrooms & bathroom. All the bedrooms have built in wardrobes. Further benefits include gas fired central heating & double glazing.

Outside a brick paved DRIVEWAY leads to the GARAGE and there is a lawned front garden. To the rear is an EAST FACING GARDEN with paved terrace, lawn & flower beds & borders

- A SOUGHT AFTER FOUR BEDROOM DETACHED HOUSE SET IN THE HEART OF NEWICK & AVAILABLE WITH NO ONWARD CHAIN
- HALL WITH DOWNSTAIRS CLOAKROOM/WC
- KITCHEN & DOUBLE ASPECT LOUNGE/DINING ROOM
- 4 BEDROOMS ALL WITH BUILT IN WARDROBES
- BATHROOM & EN SUITE SHOWER ROOM
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- DRIVEWAY & GARAGE
- LAWNED FRONT GARDEN & EAST FACING REAR GARDEN
- FREEHOLD EPC C COUNCIL TAX BAND F LEWES





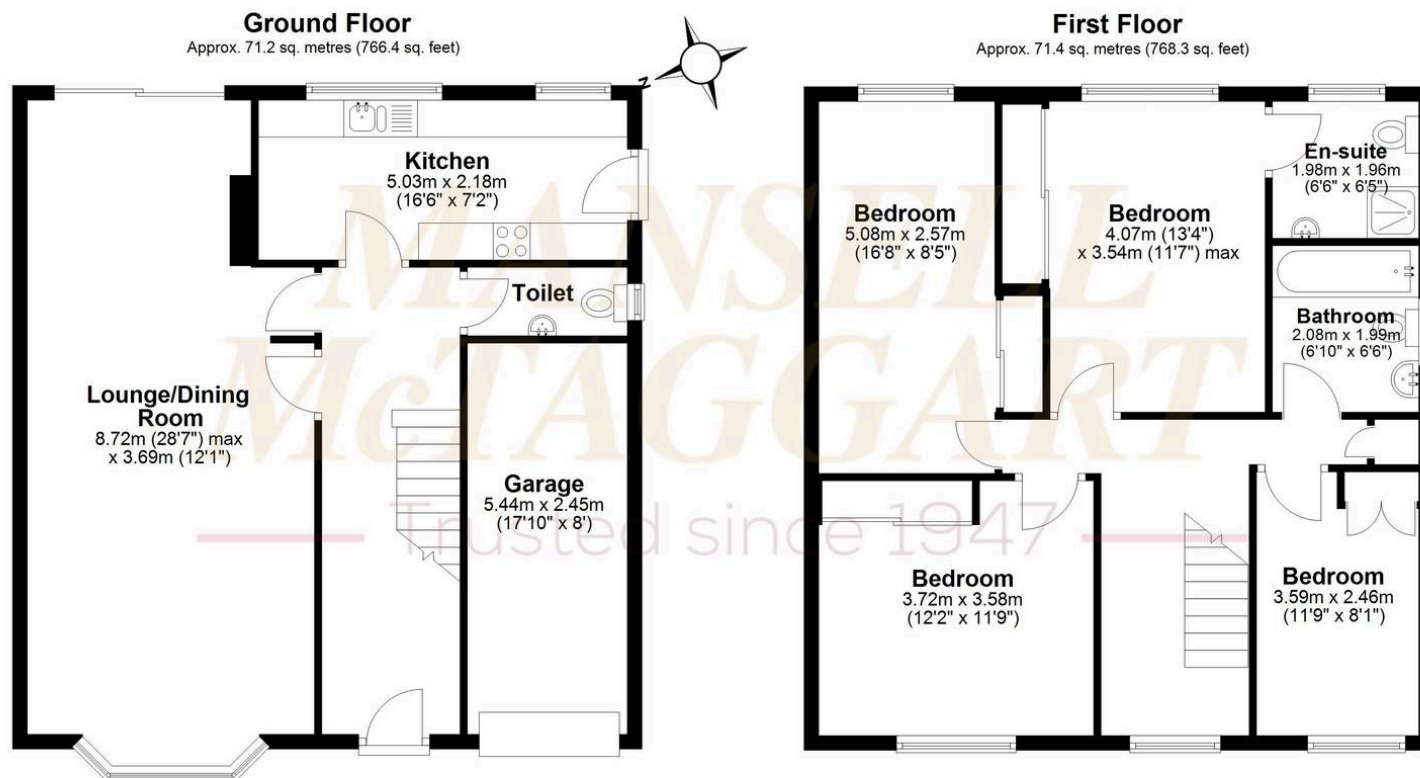
9 Paynters Way

The property is set near to all the local amenities that the thriving village of Newick has to offer. There is an Ofsted rated "outstanding" primary school & a separate pre-school. Newick has a baker, a chemist & 2 convenience stores, one with post office facilities. There are 3 pubs all serving food, an Indian restaurant & a coffee shop. There is a modern health centre, a community centre and a village hall. There are numerous clubs and societies providing a full programme of sports and social activities, these include cricket, rugby, football, tennis, badminton, Horticultural Society, WI, Bonfire Society & an Amateur Dramatic Societies.

Haywards Heath is approx. 7 miles, with its comprehensive shopping centre, leisure facilities and main line railway station with fast and frequent train service to both London (Victoria & London Bridge approx. 45 minutes) and Brighton. The area is also surrounded by some beautiful countryside including Chailey Common Nature Reserve and Ashdown Forest.



DIRECTIONS: From our office on the village green at Newick take the road opposite which is Church Road going past the Royal Oak Inn on the left and taking the first turning on the right which is Oldaker Road. Proceed along Oldaker Road until the end which meets the junction of Paynters Way. Turn left here and number 9 will be on your left.



Total area: approx. 142.6 sq. metres (1534.6 sq. feet)

Illustration for guidance purposes only and not to scale. Measurements are approximate. Copyright Roots Property Marketing.
Plan produced using PlanUp.

Mansell McTaggart Newick

Mansell McTaggart, 3a The Green – BN8 4LA

01825 722288

new@mansellmctaggart.co.uk

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.