



11 Harmers Hill, Newick BN8 4QU

£775,000



**MANSELL
McTAGGART**
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11 Harmers Hill

A beautifully presented & much improved 4 BEDROOM DETACHED BUNGALOW with a superb SOUTH-WEST FACING GARDEN set in a tucked away, semi-rural location on the western fringes of Newick.

The entrance porch leads into the hall off which is the double aspect living room which has patio doors to the garden. Also off the hall is the luxurious KITCHEN/DINING ROOM with 5 burner gas hob, electric double oven, American style fridge/freezer, dishwasher, wine fridge & doors to the garden.

The master bedroom has an EN SUITE SHOWER ROOM & there are 3 further bedrooms and a family bathroom. Further benefits include gas fired central heating & double glazing.

To the side of the property is a recently built DOUBLE GARAGE and a pebble driveway. The majority of the delightful gardens lie to the side of the property and are mainly laid to lawn with flower beds, borders, patio & decking.

- A BEAUTIFULLY PRESENTED & MUCH IMPROVED 4 BEDROOM DETACHED BUNGALOW WITH LOVELY SOUTH-WEST FACING GARDEN
- DOUBLE ASPECT LIVING ROOM
- WELL EQUIPPED KITCHEN/DINING ROOM
- 4 BEDROOMS, EN SUITE SHOWER ROOM & FAMILY BATHROOM
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- DRIVEWAY, DETACHED DOUBLE GARAGE & SOUTH-WEST FACING GARDEN
- FREEHOLD EPC C COUNCIL TAX BAND E LEWES





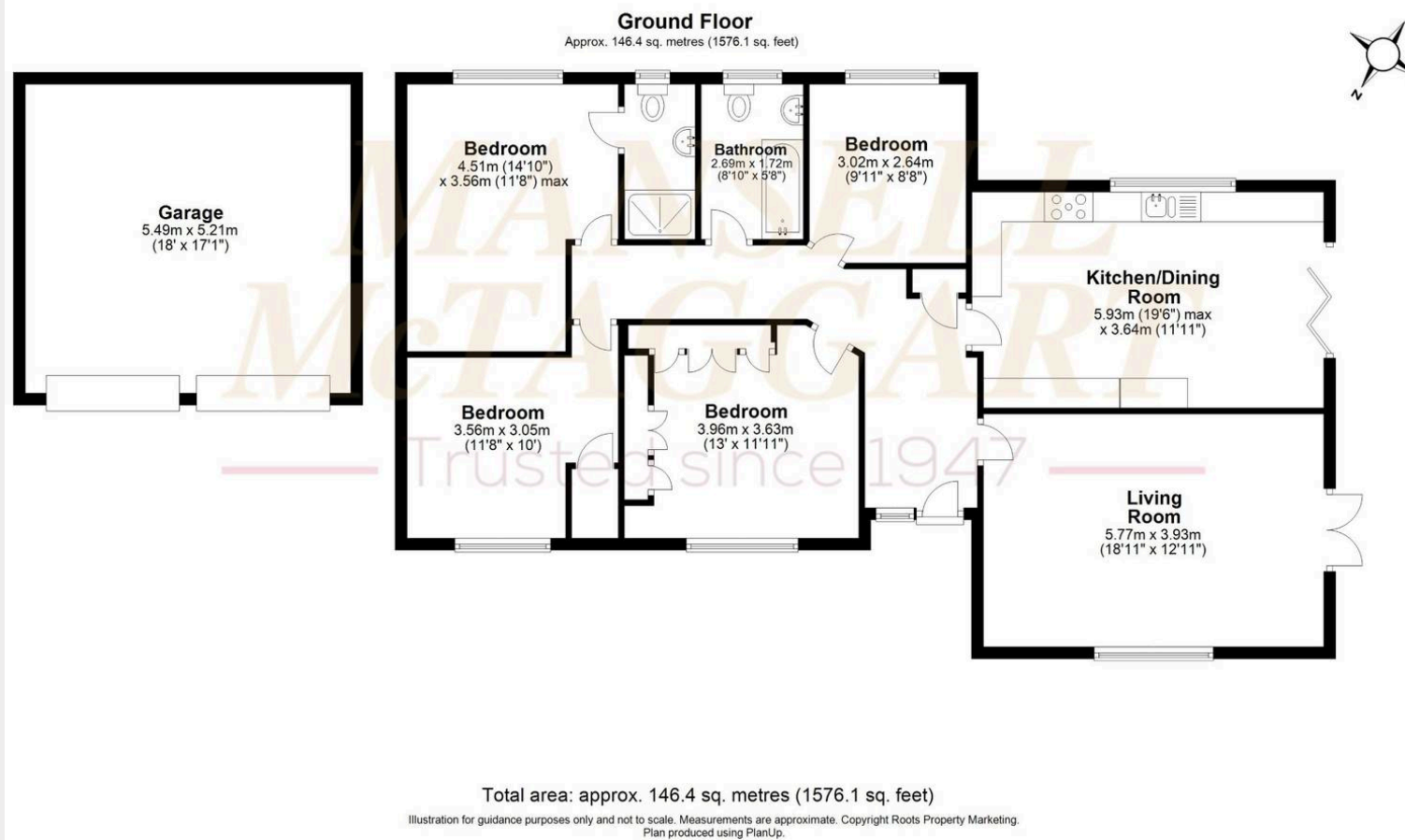
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Set in a tucked away position on the western fringe of the village off a country lane close to Reedens Meadow, the property offers good access to all the village amenities being a few minutes walk from the centre of Newick with its pretty central green. Facilities include convenience stores, pharmacy, bakery, restaurant, café, garage etc. There is also a lovely old parish church, 3 pubs, an outstanding primary school and a 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). In the nearby village of Fletching is the famous Griffin Inn. In the surrounding villages there are numerous independent suppliers of organic and seasonal produce. 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 nearby Ashdown Forest and various theatres and water sports are available along the south coast.

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, on reaching the left hand bend turn right into the cul de sac and number 11 is on the right.





Mansell McTaggart Newick

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