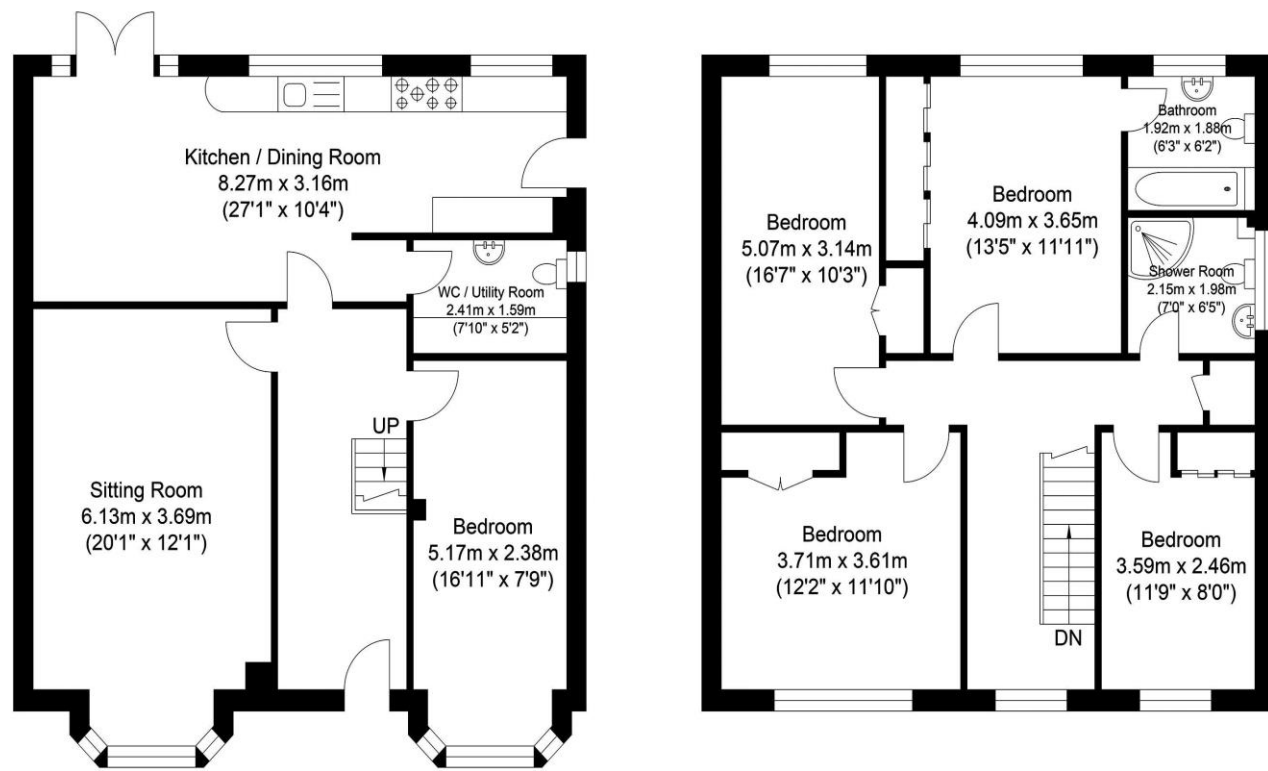


The floorplan...



Ground Floor
Approximate Floor Area
796.63 sq ft
(74.01 sq m)

First Floor
Approximate Floor Area
765.52 sq ft
(71.12 sq m)

Approximate Gross Internal Area = 145.13 sq m / 1562.16 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright GDImpact 2021

A modern 4 bedroom detached house where the garage has been converted to create extra living space located right in the heart of the village

£525,000
Freehold

12 Church Road,
Newick BN8 4JU



More details from...

call: Newick office: **01825 722288**

email: new@mansellmctaggart.co.uk

web: www.mansellmctaggart.co.uk

**MANSELL
McTAGGART**
Trusted since 1947



**MANSELL
McTAGGART**
Trusted since 1947

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. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

In brief...

- HALL
- SITTING ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM/WC
- GROUND FLOOR 5TH BEDROOM/EXTRA RECEPTION ROOM
- 4 FIRST FLOOR BEDROOMS
- SHOWER ROOM & EN SUITE BATHROOM
- GAS FIRED CENTRALL HEATING
- DOUBLE GLAZING
- FRONT GARDEN
- DRIVEWAY
- WEST FACING REAR GARDEN
- EPC D



In more detail...

A **modern 4 bedroom detached house** offering good sized accommodation (**1,562 sq ft**) where the garage has been converted to create extra living space and located right in the heart of the village.

The double-glazed front door leads into the hall and has stairs rising to the first floor. Off the hall is the sitting room which has a bay window to front and a fireplace with electric fire.

At the rear is the **27'1 x 10'4 kitchen/dining room** which runs across the full width of the house, the kitchen has a range cooker with gas hob and electric oven and an integrated dishwasher and there is also a utility room/wc. The garage has been converted to create an **extra reception room** and is currently being used as a fifth bedroom.

On the first floor is the landing off which there are 4 bedrooms (two to the front & two to the rear) and all of which have built in wardrobes. The main bedroom has an **en suite bathroom** and there is a further shower room/wc. Additional benefits include gas fired central heating and double glazing.

To the front is an area of lawn and a driveway providing off street parking. To the rear is **the west facing garden** which is laid to lawn with patio area, flower beds & borders and a timber summer house.



The location...

Situated in a sought-after road which flows off the village green into the heart of the village, this modern property is advantaged by its proximity to all local amenities including the 'outstanding' primary school, butchers, bakers, pharmacy, 2 convenience stores, restaurant, café, hairdressers, garage, 3 pubs, old parish church and within walking distance of the central green and health centre. Haywards Heath town centre is approximately 7 miles, with its comprehensive shopping centre, leisure facilities and main line railway station with fast and frequent train service to both London (Victoria and London Bridge approx. 45 minutes) and Brighton. The area is also surrounded by some of the county's most beautiful countryside to include Chailey Common Nature Reserve and the Ashdown Forest. The coastal towns of Eastbourne and Brighton together with Gatwick Airport, Royal Tunbridge Wells and M25 are all within convenient driving distance.

DIRECTIONS: From our office on the green at Newick take the road opposite which is Church Road, proceeding across the green and past the Royal Oak Inn on the left-hand side and No. 12 can be found a little way along on the right.

Worth bearing in mind...

The garage has been converted to create extra accommodation and is currently being used as a fifth bedroom

This popular design of house offers good sized, spacious accommodation

