



**The Rough, Newick, LEWES BN8 4NS**

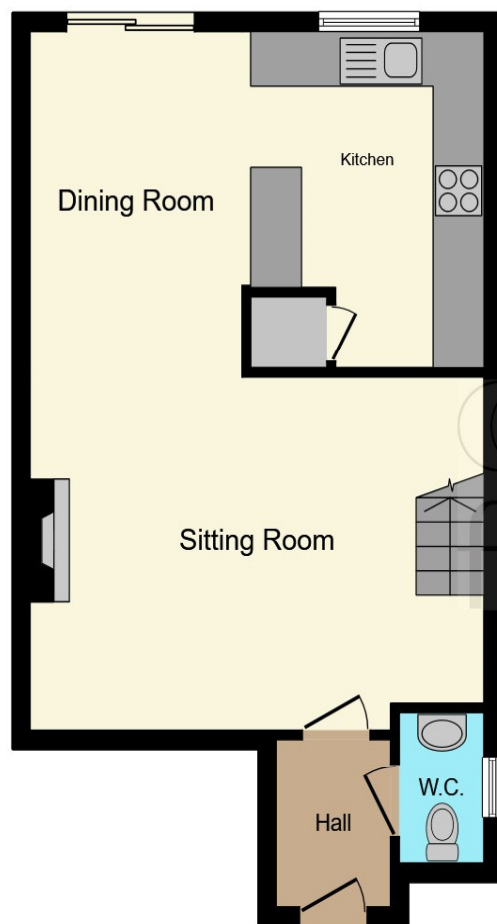


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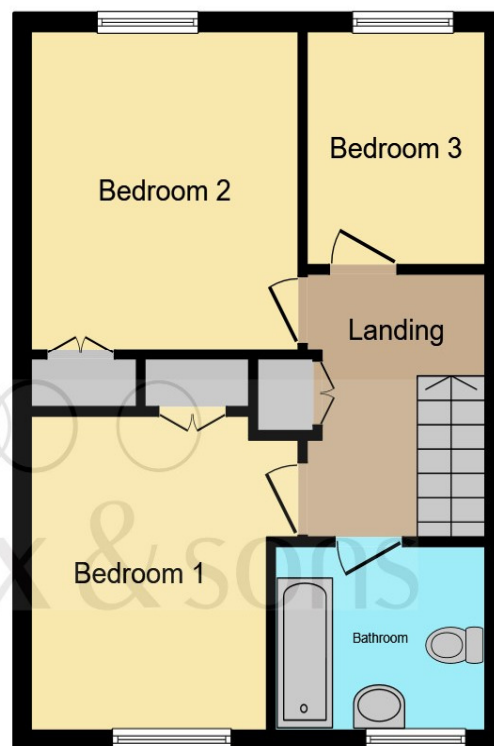
## **The Rough, Newick, LEWES**

Guide Price £400,000 - £415,000... This three bedroom semi-detached home is in the sought after village of Newick. Features include a bright sitting room with log burner, modern open-plan kitchen/dining area with doors to patio, three good sized bedrooms, private garden, driveway and garage.

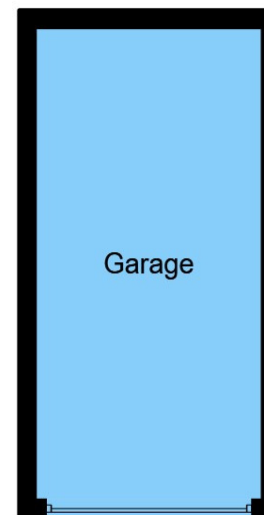




**Ground Floor**



**First Floor**



**Garage**

### **Sitting Room**

17' 3" at max x 12' 9" at max ( 5.26m at max x 3.89m at max )

### **Dining Room**

12' 4" x 8' 2" ( 3.76m x 2.49m )

### **Kitchen**

12' 4" at max x 9' at max ( 3.76m at max x 2.74m at max )

### **W.C.**

### **Bedroom 1**

11' 4" at max x 10' 4" at max ( 3.45m at max x 3.15m at max )

### **Bedroom 2**

11' 3" x 10' 4" ( 3.43m x 3.15m )

### **Bedroom 3**

8' 8" x 6' 11" ( 2.64m x 2.11m )

### **Bathroom**

Total floor area 100.2 m<sup>2</sup> (1,078 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## The Rough, Newick, LEWES

- Guide Price £400,000 - £415,000
- Three good-sized bedrooms, two with fitted wardrobes
- Bright and spacious sitting room with a cosy log burner
- Modern open-plan kitchen and dining area
- Patio doors leading to private patio, perfect for entertaining
- Contemporary family bathroom upstairs and downstairs WC for added convenience
- Driveway for off-street parking and garage in a separate block for additional secure parking or storage
- Private garden area with space to relax and enjoy

Tenure: Freehold EPC Rating: D Council Tax Band: D

guide price

**£400,000 - £415,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HHT109711 - 0008

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