



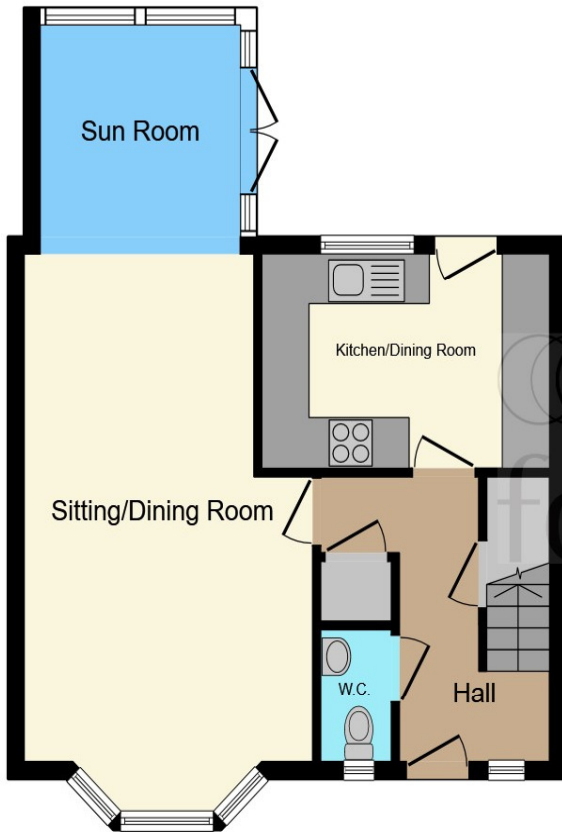
**Paynters Way, Newick, Lewes, BN8 4PH**

**welcome to**

**Paynters Way, Newick, Lewes**

Guide Price £490,000 - £500,000 A bright and spacious three double bedroom family home found in this peaceful village location. There is a large living room with adjoining conservatory, modern fitted kitchen, downstairs WC, upstairs family bathroom, driveway, garage and westerly aspect garden.

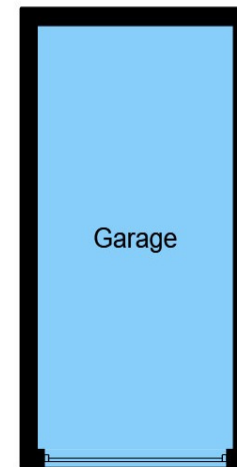




**Ground Floor**



**First Floor**



**Garage**

**Sitting/ Dining Room**

19' x 12' 6" Max ( 5.79m x 3.81m Max )

**Kitchen/ Dining Room**

11' 8" x 8' 4" ( 3.56m x 2.54m )

**Sun Room**

9' 5" x 8' ( 2.87m x 2.44m )

**Bedroom 1**

12' x 11' 3" ( 3.66m x 3.43m )

**Bedroom 2**

12' x 8' 5" ( 3.66m x 2.57m )

**Bedroom 3**

9' 5" Max x 8' 4" Max ( 2.87m Max x 2.54m Max )

Total floor area 101.1 m<sup>2</sup> (1,089 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

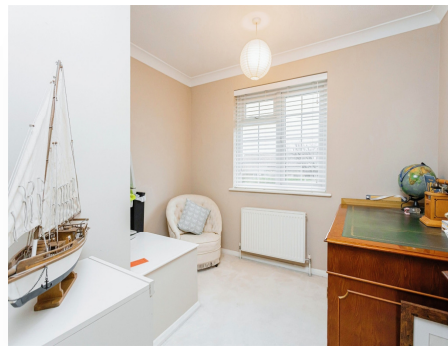
welcome to

## Paynters Way, Newick, Lewes

- Guide Price £490,000 - £500,000
- Three bedroom detached family home
- Off road parking and garage
- Westerly aspect garden
- Sought after quiet yet convenient village location
- Modern recently fitted kitchen
- Large living areas and conservatory
- Attractive views

Tenure: Freehold EPC Rating: D

# £490,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HHT109443](https://fox-and-sons.co.uk/Property/HHT109443)



Property Ref:  
HHT109443 - 0006

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