



BRITISH
PROPERTY
AWARDS

2022



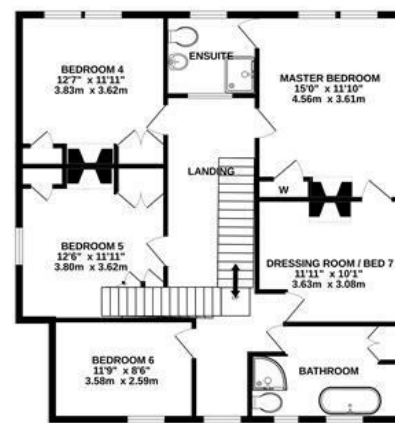
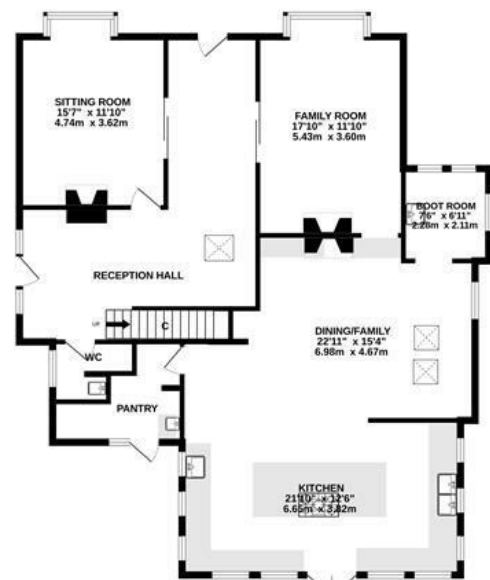
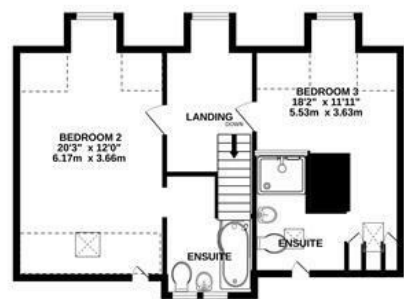
GOLD WINNER

PSP HOMES
SOUTH ENGLAND
(OVERALL)



Martins, Lower Station Road, Newick, E. Sussex, BN8 4HT

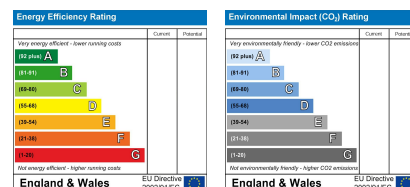
£4,500 Per Calendar Month



AREA IS APPROXIMATE AND EXCLUDES GARAGE

TOTAL FLOOR AREA : 3357sq.ft. (311.9 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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VIEWING BY APPOINTMENT WITH PSP HOMES

3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.

Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



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Martins, Lower Station Road, Newick, E. Sussex, BN8 4HT

INTRODUCING MARTINS | This exceptional detached Edwardian home boasts up to seven bedrooms, a stunning kitchen/dining/family room, two further reception rooms and a wealth of retained period charm. Situated on a prestigious residential road on the fringes of Newick, a quintessential village. Offered FULLY FURNISHED and available now.

Martins...

Martins is a wonderful, detached, Edwardian home that has been subject to meticulous & sympathetic renovation that has been finished to the highest of standards. For the décor, there is a unified flow of tonal colour, natural materials and organic textures throughout the property. This fine home boasts spacious and highly versatile accommodation of 3,357 sq ft spread over three floors, with a wealth of charming period features including high ceilings, original fireplaces, picture rails, cornicing, bay & sash windows & stained glass.

Upon entry you are welcomed by a central grand reception hall which leads to each of the principal ground floor rooms. The living room/snug is an impressive & inviting space with bay window and ornate fireplace. The ground floor also offers a second sitting room, which provides a variety of uses and a cloakroom.

There is also a most useful boot room, ideal for after countryside walks.

The Kitchen...

The sleek and stylish kitchen, like in so many homes, becomes the family hub. The open plan living has created a family sitting, dining and kitchen space. The kitchen with units from Tew Tree Kitchens, have wooden worktops, natural granite and integrated appliances (fridge/freezer, dishwasher, induction hob, oven/grill and combination oven/microwave).

There is a separate Pantry & Utility room with shelves which were made to order and units from Yew Tree Kitchens.

Bedrooms...

On the first floor, the main bedroom boasts a large walk in dressing room or can be used a further bedroom and a beautifully fitted en-suite shower room. The second and third bedrooms are both doubles and have fitted wardrobe space. The fourth bedroom is a good sized single bedroom. They are served by the smart family bathroom.

On the second floor, there are two further good sized bedrooms each offering ensuite shower or bathroom.

Other attributes this stylish home offers is state of the art heating system, located in the cellar,(broadband) SKY etc.



Outside...

The garden offers a high degree of privacy, has been delightfully landscaped and are predominantly south facing, meaning there is sunshine throughout the day.

To the front is a gated driveway that provides ample parking and leads to the single garage

Location...

Lower Station Road lies off of Station Road and is a delightful leafy road on the edge of Newick, a quintessentially English village with a thriving community. Its central green is the heart of the village and amenities include highly regarded village school, village shop, newsagent, pharmacy, butcher, bakery, post office, hairdressers, three public houses, Indian restaurant and a health centre. Fletching, another beautiful village is just over 3 miles north-east and boasts the superb 'Griffin Inn' gastropub.

For commuters, the bustling town of Haywards Heath is six miles to the west and easily accessible via the A272. The mainline station provides swift, regular commuter services to London (Victoria/London Bridge in 47 mins), Gatwick International Airport (15 mins) and Brighton (20 mins). The town also boasts extensive shopping facilities with Waitrose and Sainsbury's superstores and the Orchards Shopping Centre.

Education: There is a wide range of highly regarded schools and colleges to choose from in the nearby villages and towns, both state and private sector, including Newick primary school, Chailey Secondary School, Cumnor House in Danehill, Great Walstead near Lindfield, Worth Abbey, Burgess Hill School for Girls and Lewes Grammar.

Information...

Local Authority: Lewes District Council, Tel: 01273 471600, www.lewes.gov.uk

Services: Mains Gas, water & electric. Septic tank drainage linked to mains for waste water.

Council Tax Band: G

The holding deposit will be refunded against the first months rent but can be retained if the applicant withdraws from the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.

N.B: One pet may be considered but will incur an extra £25pcm

