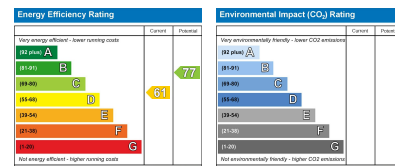


TOTAL FLOOR AREA : 914sq.ft. (84.9 sq.m.) approx.  
 Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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14 Somerset House, Eastern Road, Wivelsfield Green, East Sussex, RH17 7GP

Guide Price £365,000 Freehold

## 14 Somerset House, Eastern Road, Wivelsfield Green, East Sussex, RH17 7GP

Guide Price: £365,000 - £375,000

What we like...

- \* Almost brand new home - the premier home on the development.
- \* Peaceful, tucked away position with delightful south-west facing garden.
- \* Superb 31ft open plan living/kitchen space - great for entertaining.
- \* Modern spec finish throughout, no work required.
- \* Super village location close to excellent pub, great primary school and local shop.

**Guide Price £365,000 - £375,000**

### The Home...

Welcome to Somerset House, a small development of just 14 homes created in 2022 by the highly regarded Martin Homes in the quintessential Sussex village of Wivelsfield Green.

This home, number 14, is the premier plot within the development tucked neatly away in a peaceful corner with the largest garden.

The home has been designed with open plan living at the heart the home. The fabulous 31ft sitting/dining/kitchen space is perfect for entertaining, with vinyl wood effect flooring flowing throughout. French doors open on to the garden to connect the space with the garden.

The kitchen is by Lime Kitchens and is sleek & stylish with tasteful cashmere coloured soft-close units, breakfast bar and a range of integrated appliances (oven, induction hob, fridge, freezer, dishwasher, extractor and washer/dryer).

There is also a ground floor cloakroom.

On the first floor you have two bedroom and two/bath shower rooms. The landing is a great size and provides the space for a study area and there is an Ultrafast broadband connection available – perfect for those who work from home.

The main bedroom is a good double with delightful rural views and a stylish ensuite shower room. The second bedroom also has lovely views over countryside and the recess provides space for a fitted wardrobe.

The home has electric central heating with radiators, has quality double glazing and comes with the remainder of a 10 year new homes warranty giving you a peace of mind.



### Step Outside...

To the rear you have a delightful south-west facing garden. The paved terrace is perfect for 'al-fresco' dining with friends & family, whilst the expanse of lawn is great for children to play. Gated side access leads to the side where you have driveway parking for two cars and an EV car charge point.

### Out & About...

Somerset House sits on the Eastern Road in the heart of Wivelsfield Green - a delightful and incredibly popular village that enjoys the most convenient of positions, with easy access to Haywards Heath, Burgess Hill and Lewes. Village facilities include the Cock Inn public house/restaurant which serves fabulous Sunday Lunches, a convenience/newsagents shop with Post Office facility, Morrisons Daily convenience store and the highly regarded Wivelsfield Primary School which was rated Good/Outstanding in all categories during its previous Ofsted inspection. You are surrounded by beautiful Sussex countryside, ideal for any lover of the great outdoors or those with dogs.

Haywards Heath is just 2.5 miles to the north and provides more extensive shopping and leisure facilities including Waitrose and Sainsbury's Superstores, The Orchards Shopping Centre and the social hub of the town - The Broadway, which offers names such as Cote Brasserie, Pizza Express and independent eateries include Lockhart Tavern, Orange Square and Wolfox Coffee Roasters. For commuters, Haywards Heath's station provides swift links to London (47 mins to London Bridge/Victoria), Brighton (20mins) and Gatwick International Airport (10-15 mins). Burgess Hill lies 3.5 miles west whilst Lewes is just over 9 miles. By car surrounding areas can be accessed via the A272 east/west road and the A23(M), which lies roughly 7 miles west at Bolney.

### The Finer Details...

Tenure: Freehold

Council Tax Band: C

Local Authority: Lewes District Council

Available Broadband Speed: Ultrafast (up to 1,000 mbps download)

Garden Orientation: South West

We believe the information to be correct but cannot guarantee its accuracy and recommend intending buyers check personally before proceeding.

