



15a Harmers Hill, Newick BN8 4QU

£750,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

A beautifully presented, spacious 3 BEDROOM DETACHED HOUSE built by the current owner to their own design set on a superb tucked away FIFTH OF AN ACRE PLOT & available with NO ONWARD CHAIN

The wooden front door leads into the hall off which there is a downstairs cloakroom/wc and stairs rising to the first floor. At the end of the hall, glazed double doors open onto the luxurious 21'10 × 15'3 OPEN PLAN KITCHEN/DINING ROOM with island unit, gas hob, electric oven, integrated dishwasher, full height fridge & microwave. Off the kitchen area is a utility room with washing machine, tumble dryer, freezer & door to outside. Glazed double doors open onto the 19'5 × 14'11 TRIPLE ASPECT LOUNGE which has double doors to the garden & a woodburner that also opens into the dining area. On the first floor is a master bedroom with ENSUITE SHOWER ROOM, 2 further good sized bedrooms and a family bathroom, All the bedrooms have built in wardrobes.

Outside, double gates lead onto the gravelled DRIVEWAY with parking for several cars plus a brick paved hardstanding for a further car. The delightful gardens include a paved terrace, lawn, trees, shrubs and greenhouse.

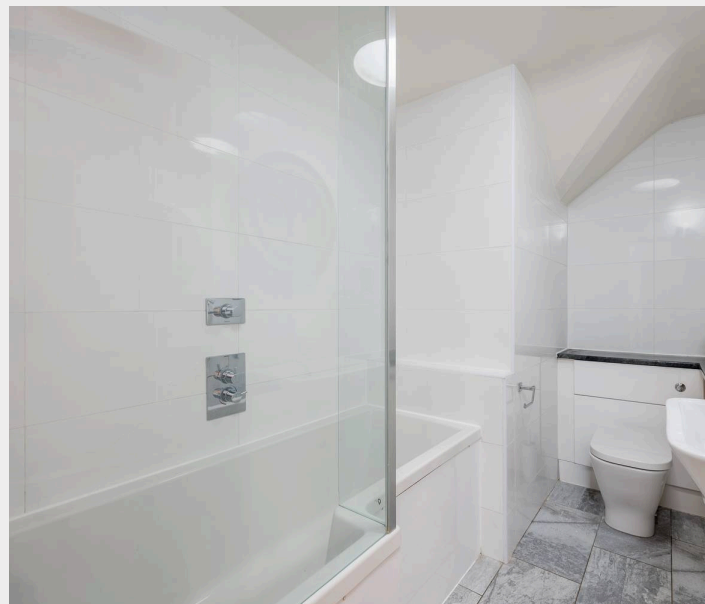
- A BEAUTIFULLY PRESENTED, SPACIOUS 3 BEDROOM DETACHED HOUSE SET IN A TUCKED AWAY LOCATION – NO ONWARD CHAIN
- HALL, DOWNSTAIRS CLOAKROOM/WC & UTILITY ROOM
- 21'10 X 15'3 OPEN PLAN KITCHEN/DINING ROOM
- 19'5 X 14'11 LIVING ROOM WITH DUAL ACCESS WOODBURNER TO DINING ROOM
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- TWO FURTHER GENEROUS BEDROOMS & FAMILY BATHROOM
- GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, BUILT IN WARDROBES TO ALL BEDROOMS
- DOUBLE GATES TO DRIVEWAY FOR SEVERAL CARS
- SUPERB TUCKED AWAY FIFTH OF AN ACRE PLOT
- FREEHOLD EPC B COUNCIL TAX BAND F



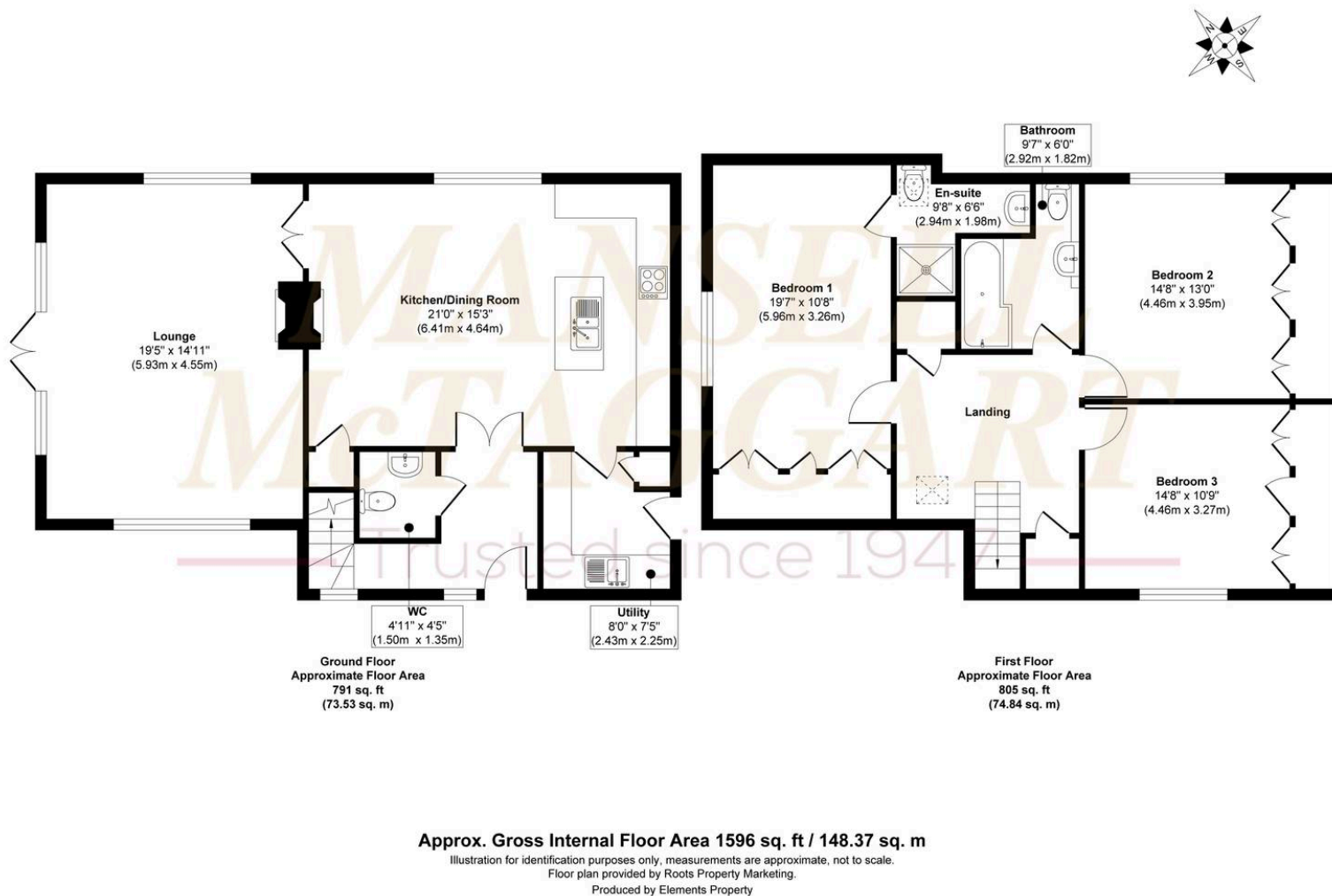


Set in a tucked away position on the western fringe of the village off a country lane close to Reedens Meadow, the property offers good access to all the village amenities being a few minutes walk from the centre of Newick with its pretty central green. Facilities include convenience stores, pharmacy, bakery, restaurant, café, garage etc. There is also a lovely old parish church, 3 pubs, an outstanding primary school and a modern area health centre whilst recreational facilities include tennis, bowls, rugby, cricket & football clubs.

There are bus services to a number of the surrounding districts including Haywards Heath (about 7 miles), with its comprehensive shopping centre, leisure activities and fast commuter train service to London (Victoria/London Bridge about 45 minutes). In the nearby village of Fletching is the famous Griffin Inn. In the surrounding villages there are numerous independent suppliers of organic and seasonal produce. The A23/M23 road link for Gatwick International Airport and the M25 is within easy driving distance and the area in general offers a variety of recreational and leisure facilities with numerous golf courses including East Sussex National and walking on nearby Ashdown Forest.



DIRECTIONS: From our office head west along the A272 in the direction of Haywards Heath taking the second turning on the right which is Harmers Hill, on reaching the left hand bend turn right into the cul de sac, proceed to the end and 15a will be on the left.



Mansell McTaggart Newick

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