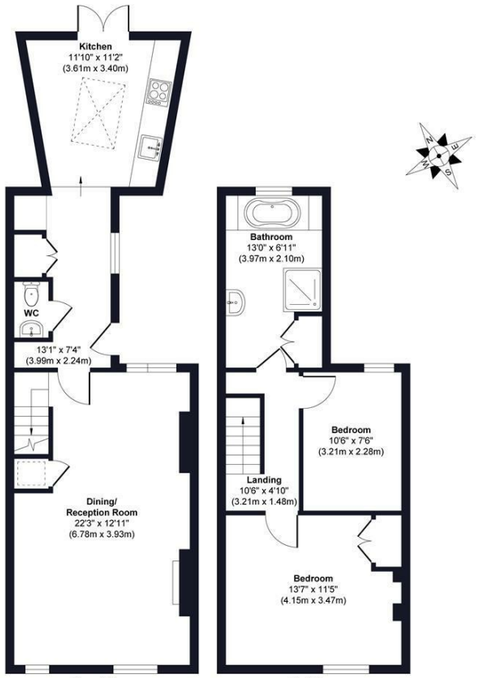


Ground Floor
Approximate Floor Area
509 sq. ft
(47.36 sq. m)

First Floor
Approximate Floor Area
396 sq. ft
(36.82 sq. m)

**Approx. Gross Internal Floor Area 905 sq. ft / 84.18 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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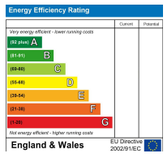


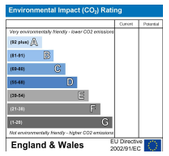


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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

**3 Rose Cottages, 30 High Street, Newick, East Sussex, BN8 4LQ**

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# 3 Rose Cottages, 30 High Street, Newick, East Sussex, BN8 4LQ

5 Things We Love…

The fabulous extended kitchen/dining room, perfect for modern family living and entertaining.

The charming Victorian character, including exposed brick fireplaces and a cosy wood-burning stove.

The stunning 150ft rear garden, with mature planting, a generous lawn and a lovely terrace.

Driveway parking for two cars – a real bonus in this central village location.

The quintessential village setting of Newick, with its village green, traditional pubs and beautiful Sussex countryside.

## Introducing… Rose Cottage

Set in the heart of Newick, East Sussex, one of the area's most sought-after quintessential Sussex villages, Rose Cottage is a charming Victorian end-of-terrace home offering a wonderful blend of period character, contemporary style and village living. Newick is renowned for its thriving community, attractive village green, three traditional pubs, local shops and reputable primary school, all surrounded by beautiful Sussex countryside.

Beautifully improved by the current vendor, the cottage has been thoughtfully extended to the rear, creating a fabulous open-plan kitchen/dining room that perfectly complements its traditional charm. Outside, a truly stunning garden extends to approximately 150ft, while driveway parking for two cars is a particularly welcome advantage in this central village location.

Combining character, modern living and a wonderful village setting, Rose Cottage is a delightful home with plenty to offer.

## The House…

The ground floor is centred around a generous 22ft dual-aspect reception room, providing a welcoming space for relaxing and entertaining. The room retains plenty of character, with a wood-burning stove creating a cosy focal point, while the adjoining study area offers flexibility for everyday living.

To the rear, the vendor have carried out a superb single-storey extension, creating a fabulous open-plan kitchen/dining room. Stylish deep green cabinetry is complemented by warm timber worktops, contemporary fittings and attractive herringbone flooring, giving the space a lovely balance of character and modern design. There is ample room for dining, while the windows and glazed doors provide a wonderful connection with the garden.

A useful ground-floor WC and range of fitted storage completes the accommodation.

On the first floor, there are two well-proportioned bedrooms, both retaining attractive period features. The principal bedroom is particularly charming, with an exposed brick fireplace adding character and interest, while the second bedroom also benefits from its own exposed brick fireplace. The family bathroom is generously appointed, with a bath and separate walk-in shower. The house offers plenty of scope to further enhance the accommodation, with potential to convert the loft to create a third bedroom or extend above the existing rear extension, subject to the necessary planning permissions and consents.

Further attributes include gas-fired central heating, double-glazed windows and a range of improvements carried out by the current vendors.

## Step Outside…

The garden is undoubtedly one of Rose Cottage's standout features, extending to approximately 150ft and offering a wonderful sense of space and privacy. A generous paved terrace adjoins the house, providing the perfect setting for outdoor dining and entertaining, while the large expanse of lawn creates plenty of room for families to enjoy.

The garden is beautifully established, with mature trees, well-stocked borders, an abundance of plants and shrubs, and a dedicated vegetable patch. There is also a timber garden shed, providing useful storage.

To the front, the property benefits from driveway parking for two cars, a particularly welcome advantage for a cottage so close to the centre of the village.

## The Location...

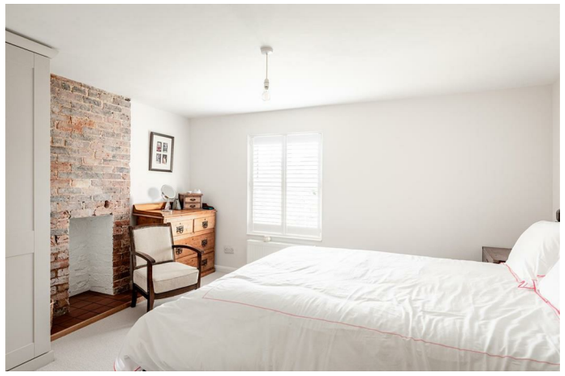
Rose Cottage enjoys a wonderful position in the heart of Newick, East Sussex, a particularly attractive and well-regarded village nestled within the beautiful Sussex countryside, between Haywards Heath and Lewes. With its traditional village green, historic buildings, independent shops and welcoming community, Newick offers the quintessential English village lifestyle, combining rural charm with a thriving sense of community.

The village has a lovely selection of amenities, including three traditional pubs, a village shop, cafés, a reputable primary school and a range of local clubs and community activities. The surrounding countryside provides an abundance of opportunities for walking, cycling and exploring, with picturesque country lanes and footpaths leading out into the rolling Sussex landscape.

For commuters, the nearby towns of Haywards Heath and Lewes provide convenient access to mainline railway stations, with services to London and Brighton. Haywards Heath station offers direct connections to London Victoria and London Bridge, making it a practical option for those travelling into the capital. The A272 and A23 are also accessible, providing routes towards Brighton, Gatwick Airport and the wider motorway network.

Despite its peaceful village setting, Newick is well positioned for enjoying the best of the surrounding area, with the historic town of Lewes, the vibrant city of Brighton and the wider South Downs countryside all within reach.

A wonderful village location, offering a balance of community, countryside and connectivity, making Rose Cottage an appealing choice for those seeking a characterful home in the heart of Sussex.

## Information...

Tenure: Freehold.
Local Authority: Lewes District Council. Tel: 01273 471600. Website: www.lewes-eastbourne.gov.uk.
Council Tax: Band D
EPC Rating: TBC
Services: Mains gas, electricity, water and drainage. Gas-fired central heating. Services and appliances have not been tested.