



17 Harmers Hill, Newick BN8 4QU

£775,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —

A spacious & versatile THREE/FOUR BEDROOM DETACHED CHALET BUNGALOW set in a tucked away location on a lovely 0.3 ACRE PLOT & available with NO ONWARD CHAIN

The front door leads into the porch and then into the large hall with 2 cloaks cupboards. Off the hall is the LIVING ROOM which has double doors onto the CONSERVATORY. The kitchen has a walk-in larder, an island unit, electric double oven, gas hob, integrated fridge/freezer, dishwasher and washing machine.

There are two ground floor bedrooms, one of which could be used as a dining room and a shower room/wc. On the first floor are two further bedrooms, one of which has an EN SUITE SHOWER ROOM/WC and the other bedroom has FINE VIEWS.

The delightful gardens wrap around the property and are mainly laid to lawn with shrubs, greenhouse and patio seating area. There is a DRIVEWAY that leads to the GARAGE.

- A SPACIOUS (1,700 SQ FT) THREE/FOUR BEDROOM DETACHED CHALET BUNGALOW SET ON A TUCKED AWAY 0.3 ACRE PLOT AVAILABLE WITH NO ONWARD CHAIN
- PORCH, LARGE HALL & DOWNSTAIRS SHOWER ROOM/WC
- LIVING ROOM, CONSERVATORY & KITCHEN
- DINING ROOM/FOURTH BEDROOM & FURTHER GROUND FLOOR BEDROOM
- TWO FIRST FLOOR BEDROOMS (ONE WITH EN SUITE SHOWER ROOM)
- GAS FIRED CENTRAL HEATING & PART DOUBLE GLAZING
- GARAGE, DRIVEWAY & DELIGHTFUL WRAP AROUND GARDENS
- FREEHOLD EPC D COUNCIL TAX BAND E LEWES





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 a tennis and bowls club.

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 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, walking on nearby Ashdown Forest and various theatres and water sports are available along the south coast.

**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 and number 17 will be on your left.





## Mansell McTaggart Newick

Mansell McTaggart, 3a The Green - BN8 4LA

01825 722288

[new@mansellmctaggart.co.uk](mailto:new@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/newick](http://www.mansellmctaggart.co.uk/branch/newick)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.