



Price
£480,000

Freehold

3x  2x  1x 

**Plot Holly Lane, Berry
Croft, Newick, Lewes,
East Sussex, BN8**

cubitt & west
Helping you move forwards



Main features

- **Contemporary kitchen design with laminate worktops and Electrolux integrated appliances**
- **Bathroom and ensuite with modern white sanitaryware and chrome accessories**
- **10-year NHBC Buildmark warranty for peace of mind**
- **Landscaped front and turfed rear garden**
- **Off-road parking with EV charging point**
- **Wifi programmable heating controls to monitor your energy usage and keep bills down**

Accommodation

GROUND FLOOR

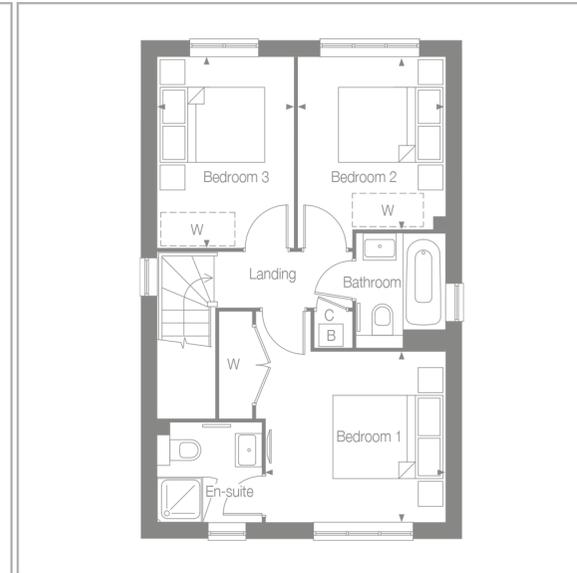
Entrance Hall
 Kitchen: 9'6 x 8'10 (2.90m x 2.69m)
 Dining Area: 9'10 x 9'6 (3.00m x 2.90m)
 Living Room: 17'1 x 10'10 (5.21m x 3.30m)

FIRST FLOOR

Landing
 Bedroom 1: 10'7 x 9'11 (3.23m x 3.02m)
 En-suite Shower Room
 Bedroom 2: 10'1 x 8'8 (3.08m x 2.64m)
 Bedroom 3: 10'10 x 8'0 (3.30m x 2.44m)
 Bathroom

OUTSIDE

Front Garden
 Rear Garden
 Off-Road Parking



Call Uckfield - 01825 768915 ■ cubittandwest.co.uk

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
 ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



22824592/20251223/JEM/RSE