Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver

Paynters Way, Newick, BN8 4PH

- Beautifully Presented Detached House
- 4 Bedrooms, 2 Bathrooms, W/C
- Impressive Kitchen With Utility Cupboard
- Bright & Spacious Lounge/Diner
- Driveway Leading To Integral Garage
- Wraparound Garden, Potential To Extend

EPC RATING

Current:	Potential:
68 | D	81 | B

Guide Price:
£675,000 - £700,000

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A significantly modernised and beautifully improved four-bedroom detached house, offering spacious and versatile accommodation ideally suited to a variety of buyers and being sold with NO ONWARD CHAIN. The current owner has renovated the property throughout, creating a fabulous turnkey home for those looking to simply move in, relax and enjoy. There is also excellent scope for further enhancement, with potential to extend to either the side or rear, subject to the usual planning consents. The generous wraparound garden provides an excellent opportunity for buyers wishing to increase the already impressive living accommodation in the future. Upon entering, you are greeted by a beautifully presented entrance hall featuring built-in storage to one wall and attractive herringbone flooring. A contemporary ground-floor cloakroom is positioned to one side, while to the rear is a superb and spacious kitchen. The kitchen offers an excellent range of wall and base units, integrated appliances, extensive worktop space and a particularly useful utility cupboard. To the left of the ground floor is a generous lounge/diner, enjoying an impressive double aspect with a bay window to the front and sliding patio doors opening directly onto the garden. This creates a wonderfully light and spacious reception room, ideal for both relaxing and entertaining. Upstairs, the landing provides access to four well-proportioned double bedrooms, all benefiting from built-in wardrobes. The bedrooms are served by a stunning modern family shower room, while the principal bedroom enjoys the added luxury of its own en-suite. Outside, the garden is a particular highlight. With its generous wraparound layout, patio and expansive lawn, there is plenty of space for keen gardeners, children to play and those who enjoy outdoor entertaining. Enjoying both easterly and southerly aspects, the garden is perfectly positioned for making the most of the sunshine throughout the day and during the warmer summer months. The property's location is equally appealing, situated within a highly sought-after development and within walking distance of the centre of Newick village. The village offers a good range of amenities including a local store, popular pubs, schools and public transport links. For commuters, mainline railway stations can be found a short drive away in Haywards Heath, Burgess Hill and Uckfield. This is a fantastic family home that has been given a new lease of life through a comprehensive programme of modernisation and improvement. Offering generous accommodation, excellent outside space and further potential to extend, it is sure to appeal to families, upsizers and downsizers alike looking to enjoy life in this particularly desirable part of Newick.

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DRINK
ON THE
TABLE

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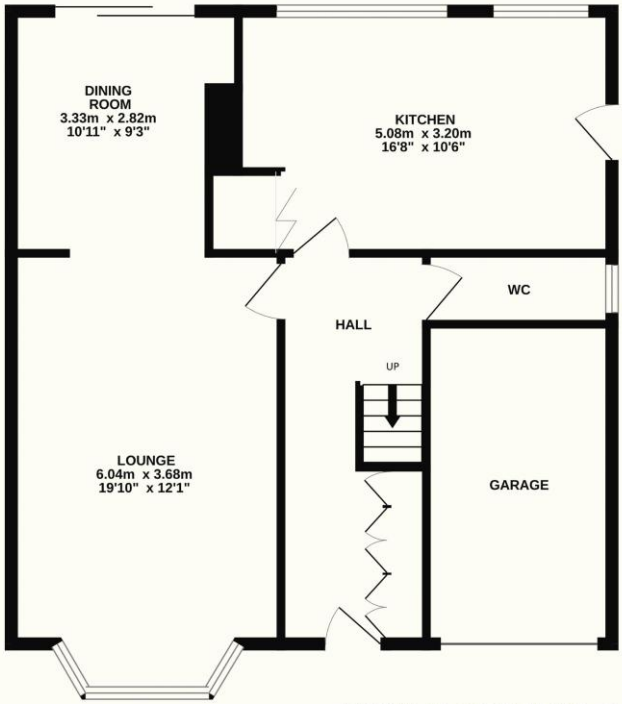
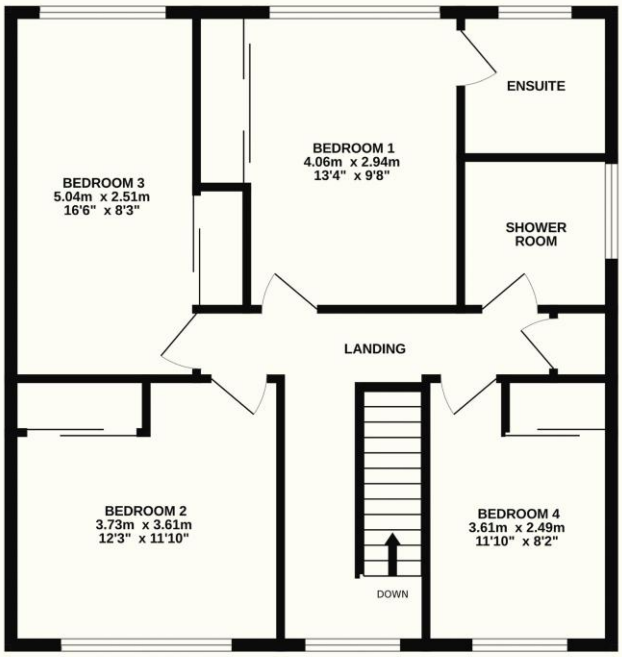
GROUND FLOOR
73.2 sq.m. (788 sq.ft.) approx.



1ST FLOOR
71.8 sq.m. (772 sq.ft.) approx.



TOTAL FLOOR AREA : 144.9 sq.m. (1560 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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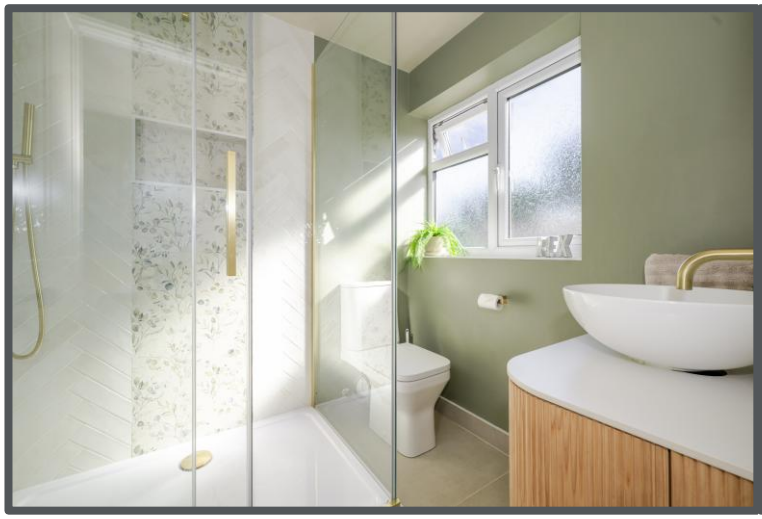

TENURE: FREEHOLD COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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