



**MANSELL
McTAGGART**
— Trusted since 1947 —



Hawthorn, Brighton Road, Newtimber, BN6 9BH
£495,000

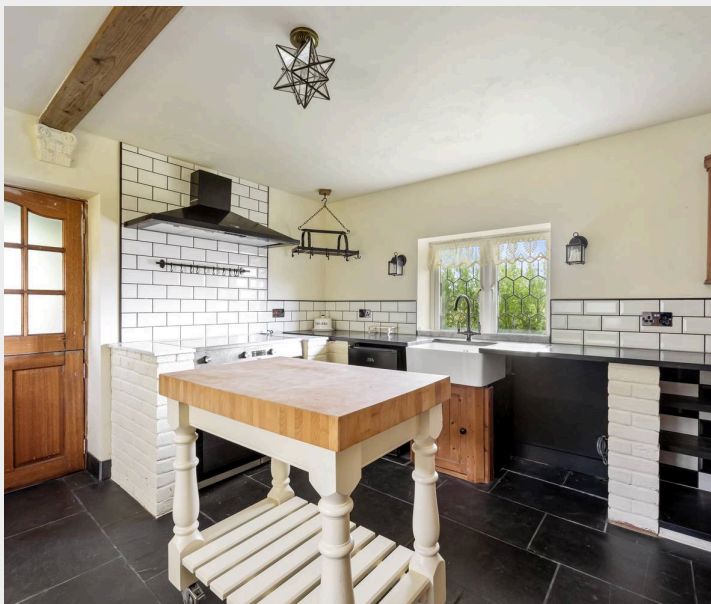


Hawthorn, Brighton Road

Newtimber,

This three bedroom flint built detached house was constructed by the current owners in 2021, the house is situated down a private lane giving it's a secluded location with field land views to the rear. The house is something of a blank canvas giving a buyer a real opportunity to put their own mark on it.

The entrance hall has stairs rising to the first floor, with a meter cupboard, understairs cupboard and a downstairs wheelchair accessible cloakroom with wash hand basin. Also on the ground floor there is a bedroom which could be used as an office with field land views to the rear of the house. The spacious living room has a feature fireplace and kitchen dining room has units, space for range oven, washing machine and fridge freezer and an island work station. Off the kitchen there is a boot room leading to the rear garden.

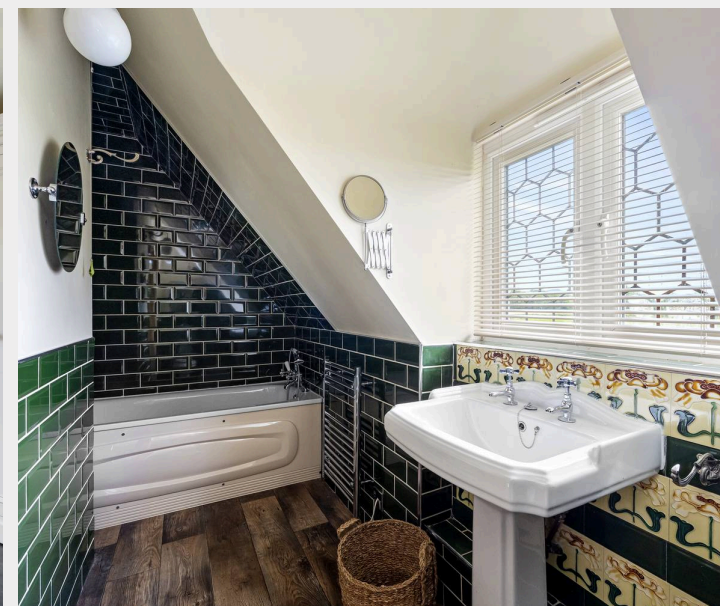


Hawthorn, Brighton Road

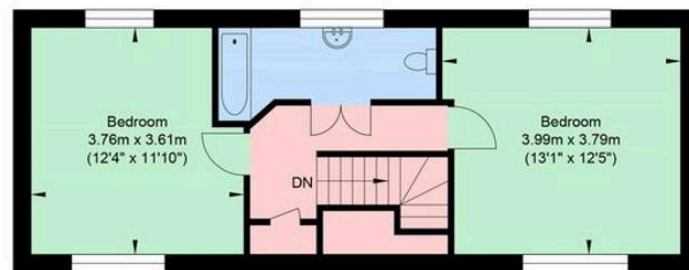
Newtimber,

On the first floor the landing has a cupboard with water tank. Two good size bedrooms with field land views to the rear, a family bathroom with fitted suite including a bath, shower attachment, wash hand basin and WC. The house has electric heating and a septic tank situated in the neighbouring property. Outside the garden area is a blank canvass mainly laid to laid with a large gated entrance, out storage building and views to the rear.

- Secluded location
- Flint built
- Field land views
- Living room
- Kitchen diner
- Family bathroom
- No ongoing chain
- EPC: D Council tax: TBC



Brighton Road



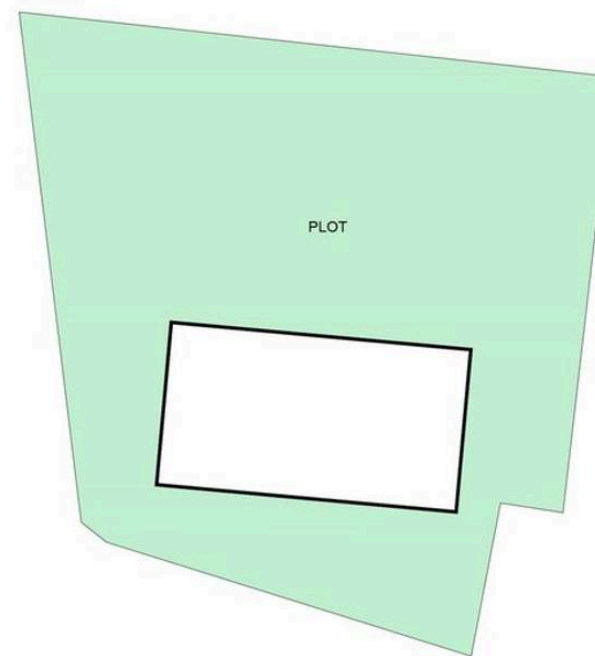
First Floor
Approximate Floor Area
443.47 sq ft
(41.20 sq m)



Ground Floor
Approximate Floor Area
636.03 sq ft
(59.09 sq m)



Approximate Gross Internal Area = 100.29 sq m / 1079.51 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Mansell McTaggart Hassocks

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