

12 The Green, Newick BN8 4LB

Offers Over £825,000

MANSELL McTAGGART
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A highly distinctive & spacious (2,352 sq ft) FIVE BEDROOM DETACHED HOUSE built in 2002 & presented in first class order directly overlooking the picturesque village green. On the ground floor there is a hall with cloakroom/wc, a LIVING ROOM with fireplace and window overlooking the green, a central RECEPTION HALL with deep understairs cupboard and a luxuriously refitted KITCHEN/DINING ROOM with breakfast island, quartz worktops, double wine fridge, double sink with Quooker tap for instant boiling, filtered and sparkling water, twin ovens (one with microwave facility) induction hob, twin feature spiral radiators, fridge/freezer, separate freezer, dishwasher and double doors to the garden.

On the first floor is a landing with airing cupboard with boiler & water tank, 4 KING SIZE BEDROOMS three of which have built in wardrobes, two have Juliet balconies and one has an ENSUITE SHOWER ROOM. There is also a main bathroom. On the second floor is a deep utility/storage space and an impressive, king size MASTER BEDROOM SUITE with a generous range of built in wardrobes & matching dressing table unit, a luxuriously refitted EN SUITE BATH/SHOWER ROOM with double ended bath, walk in shower & wc/bidet and a fabulous BALCONY with commanding views. To the front is a paved terrace and to the rear is a pretty south/west facing garden with terrace, raised lawn, timber shed & hot tub which can stay or be removed as required.

- HALL, DOWNSTAIRS CLOAKROOM, LIVING ROOM, RECEPTION HALL & KITCHEN/DINING ROOM
- FOUR KING SIZE FIRST FLOOR BEDROOMS, ONE WITH AN EN SUITE SHOWER ROOM AND A FURTHER MAIN BATHROOM
- SECOND FLOOR WITH MASTER BEDROOM & REFITTED ENSUITE BATHROOM WITH BATH & SEPARATE WALK IN SHOWER AND UTILITY/STORE
- GAS FIRED HEATING, DOUBLE GLAZING & STRIPPED & STAINED FLOORBOARDS TO GROUND FLOOR
- PRETTY SOUTH/WEST FACING REAR GARDEN WITH HOT TUB













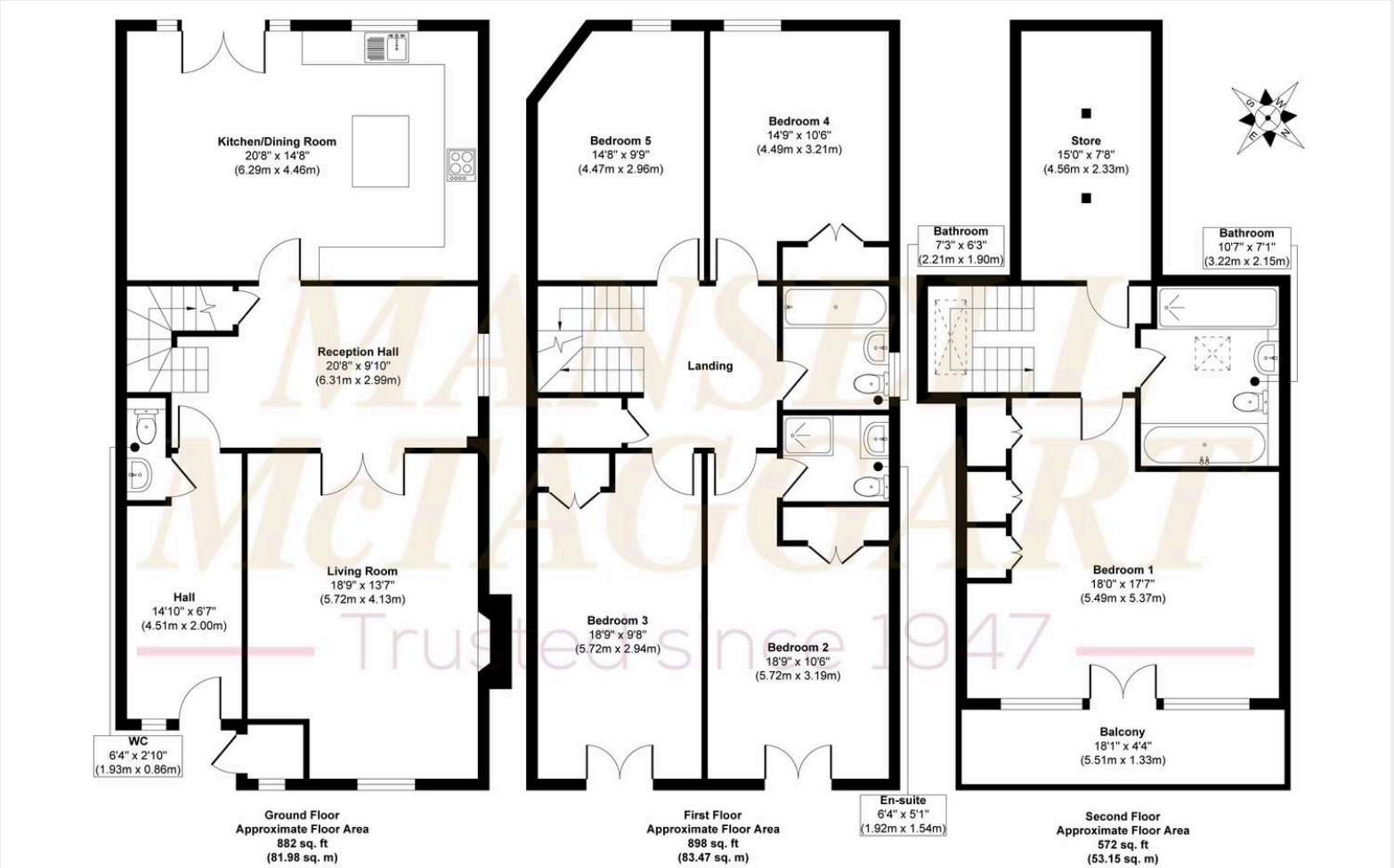
Directly overlooking the picturesque village green, the property is within easy reach of all local amenities including 2 village stores, pharmacy, bakery, a restaurant and 3 pubs. Additionally, there is an 'outstanding' primary school, café and modern area health centre, together with an interesting old parish church. Bus services are available to the surrounding districts, including Lewes and Haywards Heath (about 7 miles) with its comprehensive shopping centre and main line station with fast and frequent commuter train service to both London (Victoria/London Bridge approx. 45 minutes), St Pancras and Brighton.

The area is surrounded by some lovely Sussex countryside, including the Ashdown Forest which is a short driving distance together with the nearby Chailey Common Nature Reserve. By road, access to the major surrounding areas can be gained via the A272 linking with the A22 to the east and the A23 to the west.

DIRECTIONS

12 The Green is directly opposite our office on the other side of the green and next to the village bakery.

FREEHOLD EPC C COUNCIL TAX BAND G LEWES



Approx. Gross Internal Floor Area 2352 sq. ft / 218.60 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Floor plan provided by Roots Property Marketing.
Produced by Elements Property

Mansell McTaggart Newick

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