



1 Marbles Road, Newick, BN8 4LR

£1,750 Per Calendar Month

A modern three bedroom semi-detached house with a large living area on the ground floor and a private garden., located in the quintessential village in the centre of Newick - one of the area's most popular villages with a thriving community, three pubs, reputable primary school and beautiful Sussex countryside. Offered unfurnished and available end of March 2026.

The House...

The extended ground floor offers an entrance porch with a further door to the hall leading to a downstairs cloakroom and stairs to the first floor. To the front of the property is the 23'7 x 12'5 max living room with fireplace with electric fire and bay window to front.

Double doors lead into the kitchen/dining room with skylight, integrated Bosch dishwasher & fridge and a Rangemaster cooker. Off the kitchen area is the utility room housing the fridge/freezer and washing machine.

The conservatory is accessed from the kitchen/dining room and has double doors to the garden and a door to the garage.

On the first floor you have three generous bedrooms and a shower room.

Outside...

To the side of the property is a driveway that leads to the garage. To the front is a lawned garden and to the rear, a glorious garden mainly laid to lawn with a patio area.

Location...

Marbles Road is close to Newick High Street - a quintessentially English village with a thriving community. Its central green is the heart of the village and amenities include village shop, newsagent, pharmacy, butcher, bakery, post office, hairdressers, three public houses (The Bull, The Royal Oak and The Crown), Newick Tandoori Indian restaurant (a real favourite with the locals) and a health centre.

For commuters, the bustling town of Haywards Heath is six miles to the west and easily accessible via the A272. The mainline station provides swift, regular commuter services to London (Victoria/London Bridge in 47 mins), Gatwick International Airport (15 mins) and Brighton (20 mins). The town also boasts extensive shopping facilities with Waitrose and Sainsbury's superstores and the Orchards Shopping Centre.

The attractive market town of Uckfield is 5 miles east and offers plenty of amenities including a fantastic independent cinema and railway station.

Education wise, there is a wide range of highly regarded schools and colleges to choose from in the nearby villages and towns, both state and private sector, including Newick primary school, Chailey Secondary School, Cumnor House in Danehill, Great Walstead near Lindfield, Worth Abbey, Burgess Hill School for Girls and Lewes Grammar.

Finer Details...

Local Authority: Lewes District Council; Council Tax Band: D - £1170.80 for 2025/26 - (Please contact Lewes District Council for exact figures).

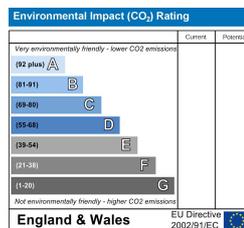
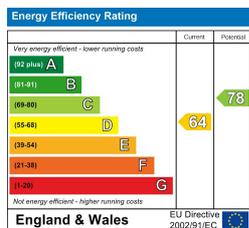
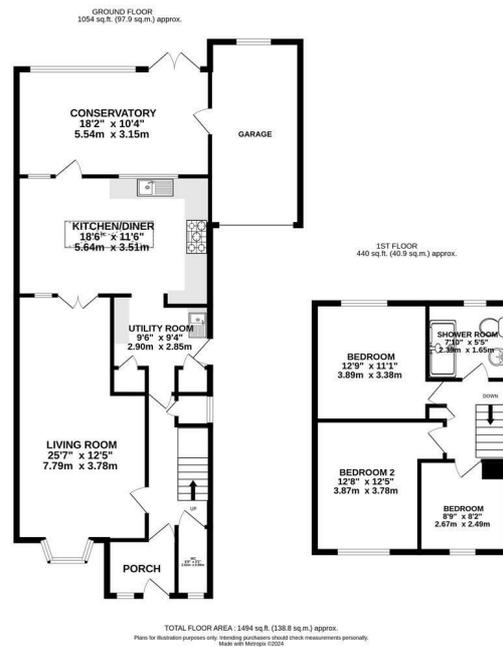
Permitted Fees:

Holding deposit - one weeks rent - £403.84

Deposit - five weeks rent - £2019.23

The holding deposit will be refunded against the first month's rent but can be retained if the applicant withdraws from the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.

Please note, photos were taken January 2023



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