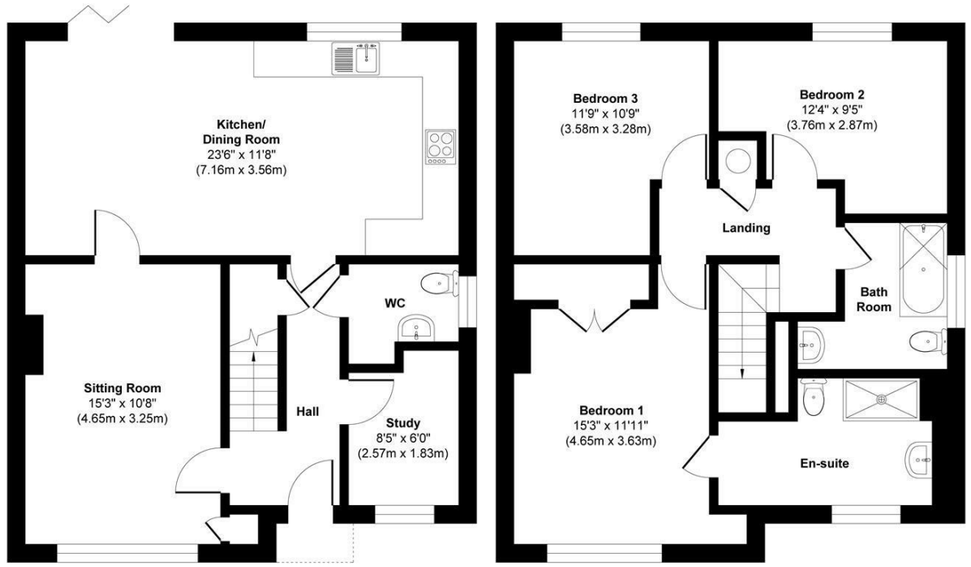


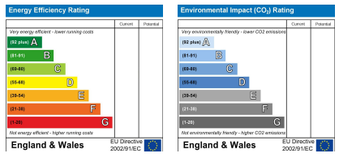
Ground Floor
Approximate Floor Area
621 sq. ft
(57.70 sq. m)

First Floor
Approximate Floor Area
621 sq. ft
(57.70 sq. m)

Approx. Gross Internal Floor Area 1242 sq. ft / 115.40 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

85b Western Road, Newick, East Sussex, BN8 4NX

Guide Price £500,000 Freehold

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85b Western Road, Newick, East Sussex, BN8 4NX

NO CHAIN - Guide Price £500,000 - £550,000

What we like...

* Attractive modern home built in 2020.

* Brilliant village with thriving community, picturesque green and excellent schooling.

* Social kitchen/diner with doors onto a generous garden.

* Separate study, perfect for home working.

* Countryside views to the front.

NO CHAIN - Guide Price £500,000 - £550,000

Welcome Home
This modern three bedroom semi detached house was completed in 2020 and has been carefully designed with light, flow and practicality in mind. The finish is calm and contemporary throughout and the layout works exceptionally well for modern family life, with flexible reception space on the ground floor and well proportioned bedrooms above. The house is ready to move straight into and enjoys an open outlook to the front and a generous garden to the rear.

The front door opens into a central entrance hall with a downstairs cloakroom and window to the side. A study sits to the front of the house and works equally well as a home office or snug. The sitting room is warm and welcoming, centred around a wood burning stove and enjoying views to the front. A glazed door connects through to the kitchen dining room, creating a natural sense of flow without losing separation.

The kitchen dining room spans the full width of the house and is very much the heart of the home. Bi fold doors open directly onto the patio and garden beyond, making it a great space for everyday living and entertaining. The kitchen is fitted with soft grey shaker style units with solid wood worktops, a larder cupboard and deep pan drawers. Integrated Bosch appliances are neatly concealed and underfloor heating runs throughout the space. Practical details have been well thought through, including space for a stacked washing machine and tumble dryer discreetly positioned in the cloakroom.

Upstairs, the main bedroom sits to the front of the house and enjoys open views across neighbouring fields. It benefits from fitted wardrobes and a well finished en suite shower room with Vado fittings, tiled floor and heated towel rail. Two further bedrooms are positioned to the rear and overlook the garden. The family bathroom is finished to the same standard, with a Vado suite, tiled floor, heated towel rail and a shower over the bath.

Step Outside
Outside, the house is approached via a large gravel driveway providing parking for several vehicles. Steps with iron railings lead up to a covered entrance and there is side access through to the rear garden. The garden is mainly laid to lawn with a patio immediately off the kitchen and dining room, ideal for outdoor dining, along with a further stone terrace and a garden shed. Additional features include solar panels, an electric vehicle charging point, exterior lighting, external power points and outside taps, one of which is supplied by a rainwater harvesting system.

Overall, this is a thoughtfully designed modern house that sits comfortably within its setting and offers light filled, well balanced accommodation that works just as well day to day as it does for entertaining.

Out & About
Yew Tree Cottage sits on Western Road in Newick - 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. Fletching, another beautiful village is 2 miles north-east and boasts another the superb 'Griffin Inn' gastropub. 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 Intentional 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.

The recently opened Marks & Spencers Food Hall at nearby Piltdown is less than 10 mins away and is brimming with fresh food and has a dedicated wine shop.

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.

The Specifics
Tenure: Freehold
Title Number: ESX409625
Local Authority: Lewes District Council
Council Tax Band: E
Plot Size: 0.09 acres
Conservation Area: Yes - Newick (The Green), Lewes
Services: Gas fired central heating, mains drainage, mains water & electricity
Available Broadband Speed: Superfast Fibre

We believe the information in this brochure to to be correct but we cannot guarantee its accuracy and recommend intending buyers check details personally before exchange of contracts. None of the information provided should be used to form part of any offer.

NB- Anti Money Laundering Obligations
In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.