

B adens

— ✦ —
Newick



WELCOME TO

Badens

Welcome to Badens, a superbly transformed detached home, tucked away in a private position off Allington Road in the heart of Newick village. Set within a plot of approximately 0.15 acre, what was once a modest, dated bungalow has been completely reimagined by the current owners into a beautifully finished, highly practical and impressively spacious home extending to around 2,570 sq ft / 238.85 sq m.

The design is practical, calm and quietly confident. There is a strong emphasis on natural light, generous room sizes and flexible living, with a layout that works just as well for a growing family as it would for downsizers wanting space without compromise. The specification includes solar panels, modern glazing and efficient services, while the PCC warranty gives useful peace of mind.

Newick is one of those Sussex villages that offers a genuinely rounded lifestyle: local shops, pubs, a strong community, countryside walks and good access to Haywards Heath, Lewes and Uckfield. Badens gives you that village setting, but with a modern, turn-key house that needs no immediate work.





OPEN PLAN LIVING AT ITS FINEST

The kitchen/dining/family room is the main event. Extending to nearly 39ft across the rear of the house, it is a large, open and sociable space designed for everyday life rather than just occasional entertaining.

The kitchen is clean-lined and contemporary, with a generous run of cabinetry, integrated appliances and a broad peninsula that works well for breakfast, homework, coffee or a glass of wine while cooking.

There is plenty of space for a proper dining table, and the seating area sits naturally alongside the garden-facing doors.

Large sliding doors open directly onto the terrace and lawn, making the connection between house and garden feel effortless. It is an easy space to imagine using all year round: bright and open in summer, warm and connected in winter.

A separate utility room sits just off the kitchen, keeping laundry and the less glamorous side of family life out of sight.







FAMILY FRIENDLY FLEXIBILITY

Upon entry, the impressive central hallway sets the tone for what lies beyond. Generous, bright and well-proportioned, it creates a proper sense of arrival, with your eye drawn straight through the house towards the garden beyond.

There is a separate sitting room for quieter evenings, reading or film nights, while a dedicated study gives a useful work-from-home space away from the main living areas. A further family room adds another layer of flexibility. It could be a snug, playroom, hobby room or more independent living space.

This flexibility is strengthened by the ground floor bedroom and shower room. Together with the family room, this part of the house could work well for guests, teenagers, an older relative or as a light-touch annexe arrangement, depending on need. It is one of the reasons Badens should appeal across different stages of life.





OFF TO BED

The bedroom accommodation is generous and well balanced, with five bedrooms arranged over two floors.

Upstairs, the main bedroom is a calm, well-proportioned room with walk in wardrobe and a stylish en-suite shower room. The remaining first-floor bedrooms are impressively spacious, with skylights, soft neutral finishes and a sense of volume created by the first-floor roofline.

The family bathroom is simply gorgeous, with a freestanding bath, separate shower, contemporary tiling and plenty of natural light.

The ground floor bedroom with en-suite shower room adds valuable flexibility and means the house is not entirely dependent on upstairs accommodation. For downsizers, visiting family or multi-generational living, that matters.







STEP OUTSIDE

The garden has been designed with the same clear, practical approach as the house itself: attractive, usable and easy to maintain. Directly off the kitchen/dining/family room is a generous paved terrace, creating a natural outdoor extension of the living space. There is room here for a dining table, loungers and additional seating, making it a very easy garden to use in the warmer months.

Beyond the terrace is a level lawn, edged with simple planting and mature hedging that gives the garden a good sense of privacy without feeling enclosed. The boundaries are softened by established greenery and neighbouring rooflines, which add to the tucked-away village feel rather than detract from it. There is also a further paved area to the side, useful for bins, storage, potting or more practical day-to-day access, along with a timber garden store. The air source heat pump is discreetly positioned to the side of the house, complementing the home's wider eco credentials alongside the solar panels.

To the front, the in-and-out gravel driveway provides plenty of parking and makes arrivals and departures straightforward.



NEWICK, SUSSEX



Newick is a proper Sussex village, attractive, friendly and genuinely useful day to day. At its centre is the picture-postcard village green, framed by period homes and local amenities, giving the village a traditional focal point and a strong sense of identity. This is a village where life still feels active. The annual Bonfire Night is a much-loved local event, while Newick's cricket and football clubs bring a real sense of year-round involvement.

For families, Newick Primary School is a literal stone's throw away on Allington Road, making the school run about as straightforward as it gets.

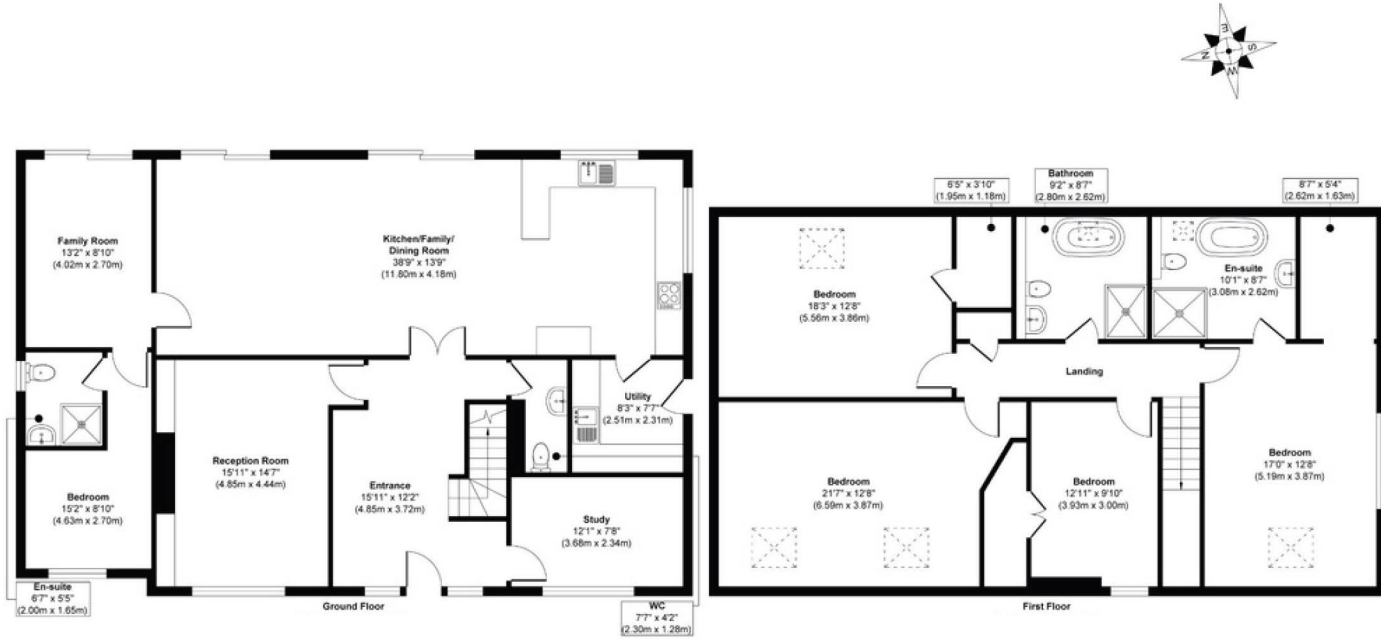


For secondary education children usually attend Chailey Secondary. There are also excellent private schools nearby including Cumnor House, Ardingly College and Great Walstead. For children 2-5, Newick Pre School has an excellent reputation.

The village is also well served for everyday essentials. There is a convenience store by the green, another in Newick Drive with a Post Office, plus a doctors' surgery, bakery and other local services. Food and drink are well covered too, with a choice of pubs including The Bull, The Royal Oak and The Crown, along with Newick Tandoori, a long-standing local favourite. For a bigger food shop, the M&S Foodhall at Ashdown Business Park, near Maresfield and Uckfield, is also close by.

For those wanting countryside, community and convenience in equal measure, Newick is hard to beat. There are walks and lanes close by, while regular bus services connect the village with the wider area. Uckfield, Haywards Heath, Lewes and Burgess Hill are all within easy reach, giving access to larger shops, leisure facilities, restaurants, schools and mainline rail connections.

The Finer Details



Approx. Gross Internal Floor Area 2610 sq. ft / 242.48 sq. m

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

Produced by Elements Property

Title Number: ESX231625
 Tenure: Freehold
 Local Authority: Lewes District Council
 Council Tax Band: E
 Plot Size: 0.15 acres
 Services: Mains electric, water (domestic & waste), air source heat pump - none tested
 Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check details personally before exchange.



Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

B

50 Allington Road
Newick
East Sussex
BN8 4ND

Struggling to find the home?
try what3words:



///text.sheets.walked



Scan here
to watch
the video

To arrange a viewing contact
selling agent:

EXQUISITE

by

PSPhomes

01444 416999 | midsussex@psphomes.co.uk | www.psphomes.co.uk



@exquisitebypsp



/psphomes