



APPROX GROSS INTERNAL AREA - EXCLUDES GARDEN STUDIO
 TOTAL FLOOR AREA : 1211sq.ft. (112.5 sq.m.) approx.
 Plans for illustration purposes only. Intending purchasers should check measurements personally.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

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VIEWING BY APPOINTMENT WITH PSP HOMES
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 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.



BRITISH PROPERTY AWARDS 2022 GOLD WINNER PSP HOMES SOUTH ENGLAND (OVERALL)



Rose Cottage, 34 High Street, Newick, E. Sussex, BN8 4LQ

Guide Price £550,000 Freehold

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Welcome Home...

This gorgeous Victorian end of terrace home dates from 1880 and is a real 'English Rose' - the perfect property for anyone seeking a period home with beautiful interiors and the quintessential village lifestyle that comes with being close to the very centre of Newick - one of the area's most popular villages with a thriving community, three pubs, reputable primary school and beautiful Sussex countryside.

Charming Character...

The home draws you in with its charming period kerb appeal created by the traditional Victorian brickwork under a slate roof with wooden frame sash windows. The extension, which was undertaken around 2010, is subservient to the original home and has been skilfully designed to tie in seamlessly and the home sits neatly behind brick wall with neat hedging and a wrought iron gate.

Fabulous Interiors...

Internally, the inviting feel continues with the fabulous 22ft living room with plenty of space for sitting and dining zones. The original oak floorboards add character and the log burner provides a natural focal point and is perfect for a chilly winter's evening. Bespoke plantation shutters provide an opulent touch and add privacy.

Social Kitchen...

The kitchen is the hub of most homes and Rose Cottage is no different. The kitchen radiates quality and is a real social space with a large central island being the natural spot to gather, with breakfast bar and stone worktops. The shaker-style units are timeless and there is plenty of storage and prep space for a keen cook. There is a range of integrated dishwasher, fridge/freezer and a Rangemaster cooker. French doors open on to the garden.

The ground floor also has a handy cloakroom (a rarity in cottages such as this) with exposed brickwork and tasteful suite.

Off to Bed...

On the first floor you have three generous double bedrooms and a gorgeous family bathroom.

The main bedroom overlooks the front of the house and has a feature fireplace. The second bedroom and enjoys a lovely leafy outlook over the garden. The third bedroom extends to 17ft max and forms part of the extension. The vaulted ceiling provides a real sense of volume and each of the bedrooms has plantation shutters.

The family bathroom is stunning, having been refitted to an impeccable standard in XXXX. The fittings are from XXXX of Tunbridge Wells and there is underfloor heating.

Step Outside...

One big advantage this home offers is the driveway parking and gated side access.

To the rear you have a glorious garden that extends to over 100ft which is laid mainly to lawn. There is mature hedgerows, shrubs, plants and trees adding texture and pops of colour. The first of two paved terraces sits at bottom of the steps that lead off the kitchen.



Our clients have created a second, south facing paved terrace at the far end of the garden, which sits adjacent to the impressive, fully powered garden studio that is perfect for those who work from home or running a business.

Out & About...

Rose Cottage sits on 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.

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 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.

The brand new Marks & Spencers Food Hall at nearby Uckfield 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, Cunnor House in Danehill, Great Walstead near Lindfield, Worth Abbey, Burgess Hill School for Girls and Lewes Grammar.

The Finer Details...

Tenure: Freehold

Title Number: ESX150489

Local Authority: Lewes District Council

Council Tax Band: D

Plot Size: 0.08 acres

Conservation Area: Yes - Newick (The Green), Lewes

Services: Gas fired central heating, mains drainage, mains water & electricity

Available Broadband Speed: Ultrafast (up to 1,000 mbps download)

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NB - Anti Money Laundering

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