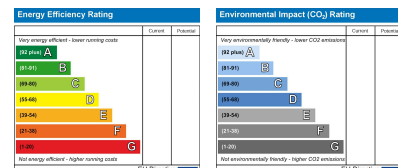


APPROX GROSS INTERNAL AREA - EXCLUDES GARDEN STUDIO  
 TOTAL FLOOR AREA : 1211sq.ft. (112.5 sq.m.) approx.  
 Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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**Rose Cottage, 34 High Street, Newick, E. Sussex, BN8 4LQ**

**Guide Price £525,000 Freehold**

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

**Guide Price £525,000 - £550,000**

### 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 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 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, Cumnor 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)

We believe the information in this brochure 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

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.

