



2 Newick Hill, Newick BN8 4QR

Guide Price £550,000 to £575,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

A SPACIOUS (1,580 sq ft) DETACHED BUNGALOW with a self-contained ANNEXE all set on a generous THIRD OF AN ACRE PLOT available with NO ONWARD CHAIN.

A door from the rear garden leads into the hall off which is the lounge which has a feature fireplace and has doors onto the CONSERVATORY which in turn opens on to the garden. The L SHAPED KITCHEN/DINING ROOM has a Rangemaster dual fuel cooker, a larder, dishwasher, fridge freezer & door to the garden. Off the kitchen is the utility room with washing machine and tumble dryer & then a cloakroom/wc. Also off the hall are two bedrooms (one with built in wardrobes) & a shower room/wc.

The SELF-CONTAINED ANNEXE has a lounge, a kitchen, a bedroom and a cloakroom/wc and has previously been used as a hairdressers and has potential to be used for a business, Airbnb etc. Further benefits include gas fired central heating & double glazing.

There is a DRIVEWAY with parking for several cars and the delightful GARDENS wrap around the property with timber sheds, patio, greenhouse, fruit trees & cages.

- GUIDE PRICE £550,000 to £575,000
- A DETACHED BUNGALOW WITH A SELF CONTAINED ANNEXE ALL SET ON A GENEROUS THIRD OF AN ACRE PLOT
- HALL, UTILITY ROOM & CLOAKROOM/WC
- L SHAPED KITCHEN/DINING ROOM, LOUNGE & CONSERVATORY
- TWO BEDROOMS & SHOWER ROOM/WC
- ANNEXE WITH LOUNGE, KITCHEN, BEDROOM & CLOAKROOM/WC
- DOUBLE GLAZING & GAS FIRED CENTRAL HEATING NO ONWARD CHAIN
- DRIVEWAY & WRAP AROUND GARDENS
- FREEHOLD EPC C & D COUNCIL TAX BAND F LEWES



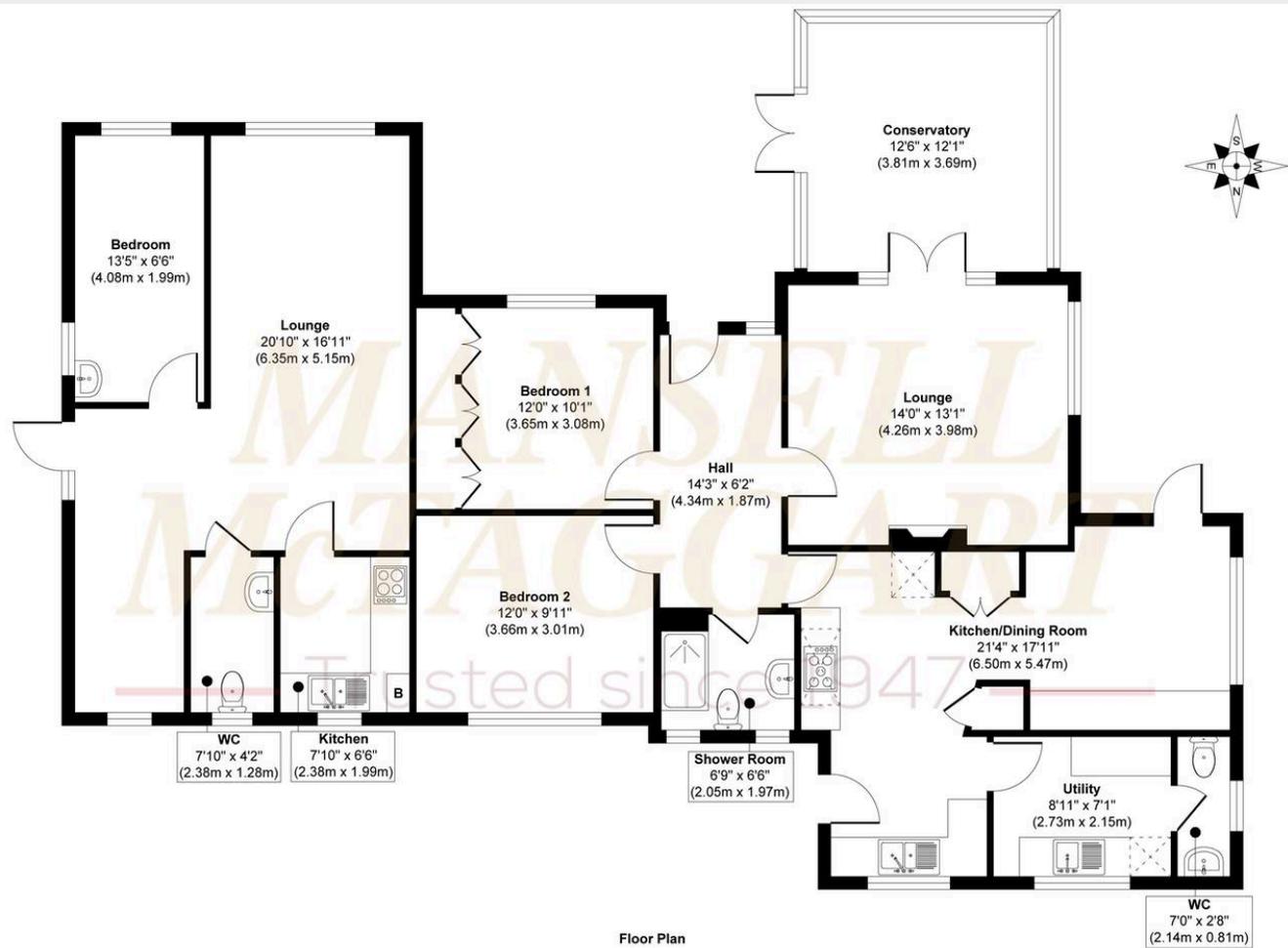


The property is located a short distance from the heart of this highly sought after village with its pretty central village green and good amenities including 2 convenience stores, pharmacy, bakery, café etc. There is also a lovely old parish church, 3 pubs, a an 'outstanding' primary school and a nearby modern area health centre, whilst recreational facilities include a tennis and bowls club.

There are bus services to a number of the surrounding districts including Haywards Heath (about 7 miles), with its comprehensive shopping centre, leisure activities and fast commuter train service to London (Victoria/London Bridge about 45 minutes). The A23/M23 road link for Gatwick International Airport and the M25 is within easy driving distance and the area in general offers a variety of recreational and leisure facilities with numerous golf courses including East Sussex National, walking on Ashdown Forest and various theatres and water sports are available along the south coast.



DIRECTIONS: From our office on the green at Newick head in a westerly direction towards Haywards Heath along the A272 and after a few hundred yards take the first turning on the right which is Newick Hill then take the first driveway on the left and number 2 will be on your left.



Approx. Gross Internal Floor Area 1580 sq. ft / 146.83 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Floor plan provided by Roots Property Marketing.
Produced by Elements Property

Mansell McTaggart Newick

Mansell McTaggart, 3a The Green - BN8 4LA

01825 722288

new@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/newick

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