



Spring Cottage, 8 High Street, Newick BN8 4LQ

£500,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —

A charming **THREE BEDROOM DETACHED PERIOD COTTAGE** in need of some updating set in a tucked away location off the village green on a lovely **SIXTH OF AN ACRE PLOT**

PLEASE NOTE THERE IS ONLY PEDESTRIAN ACCESS TO THIS PROPERTY VIA A FOOTPATH AND NO VEHICULAR ACCESS

A timber front door leads into the hall off which there is a cloakroom/wc and a ground floor 3rd bedroom. In the centre of the house is the **RECEPTION HALL** which has a fireplace. The principle room downstairs is the **DOUBLE ASPECT LOUNGE** with fireplace & woodburner.

There is also a **STUDY** with parquet floor, a kitchen with Rayburn and a **SEPARATE DINING ROOM**. On the first floor there is a landing with pretty stained glass window, two further bedrooms & a bathroom. Further features include gas fired central heating and part double glazing.

Th delightful gardens wrap around the property, are mainly south & west facing and include a well, lawn, a paved terrace, brick built shed, greenhouse & well stocked flower beds.

- A CHARMING THREE BEDROOM DETACHED PERIOD PROPERTY IN NEED OF SOME UPDATING SET ON TUCKED AWAY ONE SIXTH OF AN ACRE PLOT
- PLEASE NOTE THERE IS ONLY PEDESTRIAN ACCESS TO THIS PROPERTY VIA A FOOTPATH AND NO VEHICULAR ACCESS
- HALL, CLOAKROOM/WC & STUDY
- KITCHEN & SEPARATE DINING ROOM
- LOUNGE, FURTHER RECEPTION ROOM & GROUND FLOOR BEDROOM
- FIRST FLOOR WITH 2 FURTHER BEDROOMS & BATHROOM
- MAINLY SOUTH & WEST FACING WRAP AROUND GARDENS
- FREEHOLD EPC F COUNCIL TAX BAND E LEWES





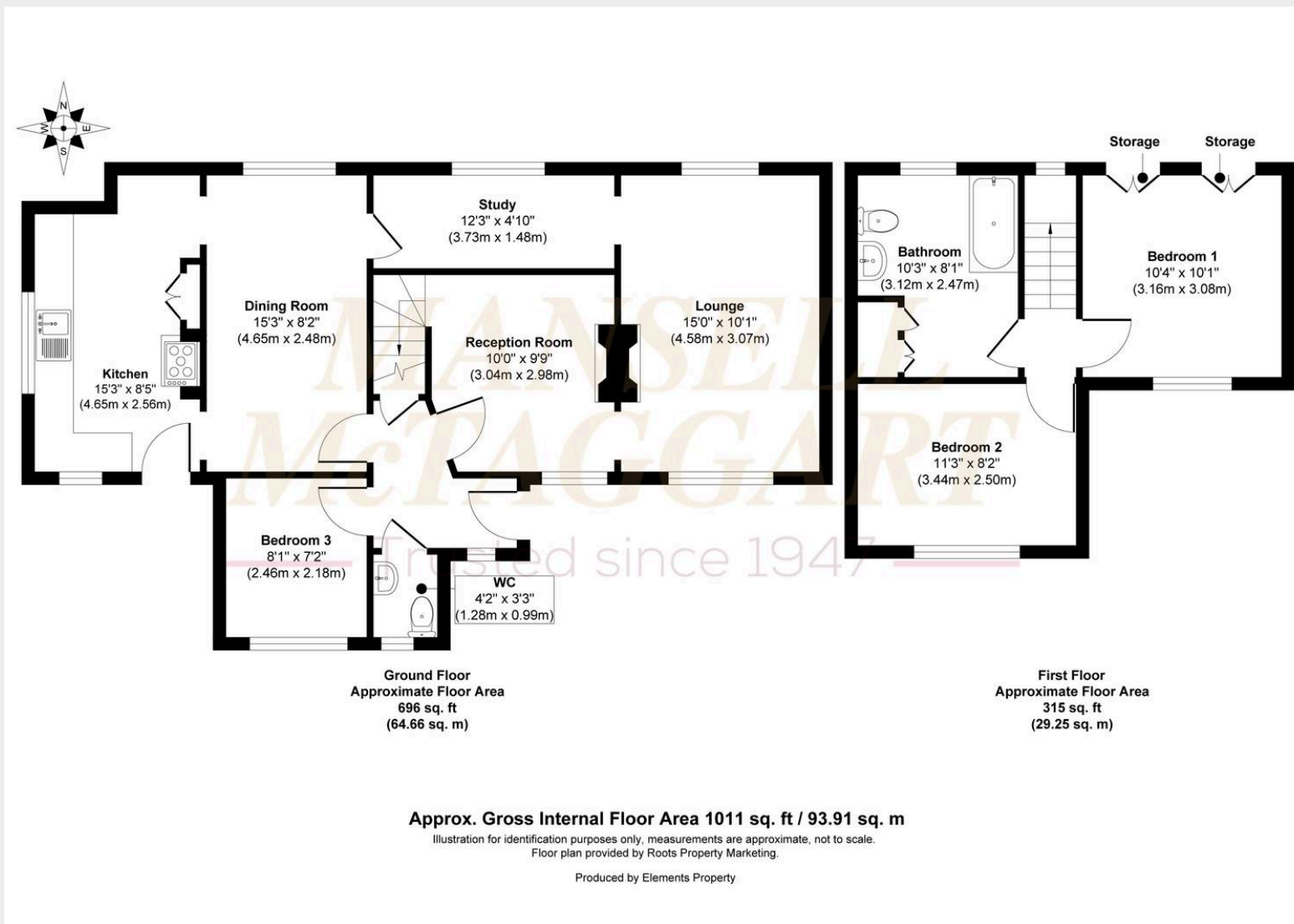
Tucked away off the high street down a footpath close to the village green, this character home is within an easy walk of many local amenities including a village store, pharmacy, bakery, a restaurant and 3 pubs. Additionally, there is an 'outstanding' primary school, café and modern area health centre, together with an interesting old parish church.

Bus services are available to the surrounding districts, including Lewes and Haywards Heath (about 7 miles) with its comprehensive shopping centre and main line station with fast and frequent commuter train service to both London (Victoria/London Bridge approx 45 minutes) and Brighton.

The area is surrounded by some lovely Sussex countryside, including the Ashdown Forest which is a short driving distance together with the nearby Chailey Common Nature Reserve. By road, access to the major surrounding areas can be gained via the A272 linking with the A22 to the east and the A23 to the west.



**DIRECTIONS** Come out of our office on foot and turn right and go past the village store then right down the track and then take the footpath ahead of you. Proceed along the footpath until you come to Spring Cottage on your left.



# Mansell McTaggart Newick

Mansell McTaggart, 3a The Green - BN8 4LA

01825 722288

[new@mansellmctaggart.co.uk](mailto:new@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/newick](http://www.mansellmctaggart.co.uk/branch/newick)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.