



Tollgate Cottage, The Green, Newick BN8 4LA

£500,000



**MANSELL
McTAGGART**
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Steeped in history, this lovely Grade II listed TWO BEDROOM DETACHED COTTAGE was occupied in the 18th & 19th centuries by the families who collected the toll to pass through the village and for the upkeep of the road. Today it is in need of refurbishment but sits on a generous 0.3 ACRE PLOT and is available with NO ONWARD CHAIN

The front door leads into a dual aspect lounge/dining room which has a feature fireplace & woodburner. Off this room is the kitchen which has an electric oven & hob, a pantry and a stable door to the rear. At the other end of the house is a study area with stairs to the first floor and a downstairs cloakroom/wc.

On the first floor are two bedrooms, one big & one small and an ensuite bathroom to the main bedroom which has several storage cupboards. The smaller bedroom has a window overlooking the green. Further benefits include gas fired central heating and leaded light windows.

Outside there is gated access from the road to a parking area. The good sized garden is a bit overgrown but include a patio area, two greenhouses, a timber shed and a workshop/utility.

- A CHARMING GRADE II LISTED DETACHED COTTAGE IN NEED OF REFURBISHMENT SET ON A GENEROUS 0.3 ACRE PLOT & AVAILABLE WITH NO ONWARD CHAIN
- STEEPED IN HISTORY WITH A WEALTH OF PERIOD FEATURES
- LOUNGE/DINING ROOM, KITCHEN, STUDY & GROUND FLOOR CLOAKROOM/WC
- TWO BEDROOMS & BATHROOM
- GAS FIRED CENTRAL HEATING & LEADED LIGHT WINDOWS
- OFF ROAD PARKING, VARIOUS OUTBUILDINGS & GOOD SIZED GARDEN





Just off Newick's quintessential village green, this charming property is advantaged by its proximity to all local amenities including the recreation ground, bakery, pharmacy, 2 convenience stores, restaurant, café, garage, 3 pubs, old parish church and health centre. The village also benefits from an 'outstanding' primary school & a variety of sports & social clubs.

Haywards Heath town centre is approximately 7 miles, with its comprehensive shopping centre, leisure facilities and main line railway station with fast and frequent train service to both London (Victoria and London Bridge approx. 45 minutes) and Brighton. The area is also surrounded by some of the county's most beautiful countryside to include Chailey Common Nature Reserve and the Ashdown Forest. The coastal towns of Eastbourne and Brighton together with Gatwick Airport, Royal Tunbridge Wells and M25 are all within convenient driving distance.

DIRECTIONS

The cottage is only about 100 yards from our office! If you head left from our office along the A272 Tollgate Cottage is the first property on the road on your left past the green.

FREEHOLD COUNCIL TAX BAND D LEWES





Approx. Gross Internal Floor Area 846 sq. ft / 78.73 sq. m (Including Outbuilding)

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

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