Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver
SALES & LETTINGS



Church Road, Newick, BN8 4JY

- Extended End Of Terrace Cottage
- 3 Bedrooms, Bathroom, Shower Room
- Spacious Lounge With Fireplace
- Impressive & Modern Kitchen/Diner
- Long Garden, Parking, Garage
- NO ONWARD CHAIN



£575,000



Beautifully presented and full of character, this delightful Grade II listed cottage is ideally situated within a short walk of the heart of Newick village. Sympathetically extended and thoughtfully improved, the property successfully combines contemporary comforts with an abundance of charming period features. Upon entering, you are welcomed by an inviting entrance hall leading through to a spacious and characterful lounge. This wonderful reception room boasts an impressive array of original features, including sash windows with shutters and an enviable log burner set within an attractive fireplace, creating a warm and cosy focal point. To the rear, the property opens into a particularly impressive extended kitchen/dining room, perfectly suited to modern family living and entertaining. The kitchen features a substantial central island, Rangemaster cooker and a magnificent wall of fully retractable doors, providing a seamless connection between the indoor living space and the garden beyond. A contemporary ground floor shower room completes the accommodation on this level. Upstairs, the landing provides access to three well-proportioned bedrooms. The double bedroom to the front benefits from two walls of fitted wardrobes, providing excellent storage, whilst the remaining two bedrooms are served by a cleverly arranged Jack and Jill-style family bathroom/en-suite. Outside, the property continues to impress. To the front is a charming, low-maintenance garden, enclosed by a low-level wall and gate. The generous rear garden is a true gardener's retreat, thoughtfully arranged into a number of individual areas and enjoying an abundance of mature planting, established borders, lawn, several seating areas and a greenhouse. A driveway is positioned towards the rear of the garden, providing off-road parking for two vehicles and access to a single garage. Offered to the market with NO ONWARD CHAIN, this charming home enjoys a wonderful rural setting whilst remaining conveniently close to the centre of Newick village. A short stroll brings you to three popular village pubs, the local school and an excellent choice of beautiful surrounding countryside walks, making this a particularly appealing home for those seeking village life without compromising on modern comforts.











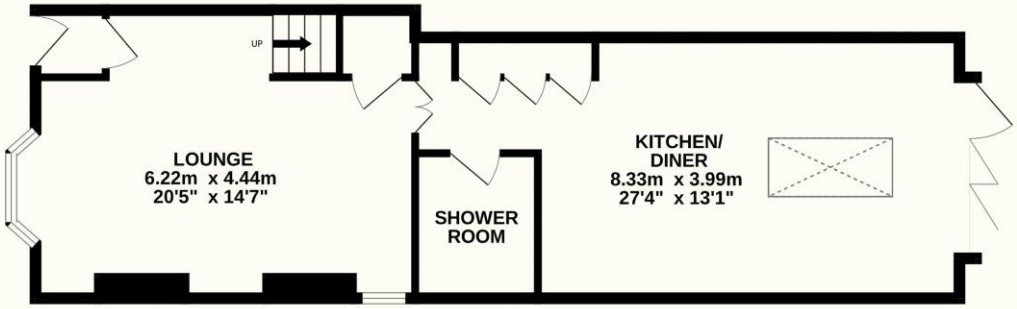




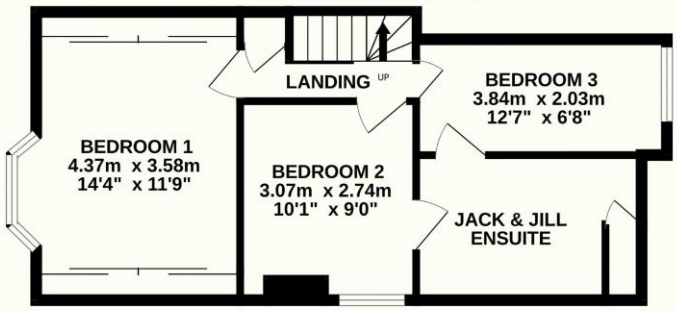


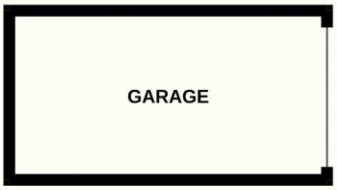
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GROUND FLOOR
60.9 sq.m. (656 sq.ft.) approx.



1ST FLOOR
41.2 sq.m. (443 sq.ft.) approx.





TOTAL FLOOR AREA : 114.8 sq.m. (1236 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: FREEHOLD COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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