



## Elegant Georgian-style village house

16 High Hurst Close, Newick, Lewes, East Sussex, BN8 4NJ

Freehold





Entrance hall • Sitting room • Dining room • Snug • Study  
 • Kitchen/breakfast room • Conservatory • Cloakroom  
 • Utility room • 4 bedrooms (1 en suite) • Family bathroom  
 • Garage • Front & south-facing rear garden • EPC rating E

### About the property

Situated in a sought-after private close in the centre of the popular village of Newick, 16 High Hurst Close is an attractive detached home, Georgian in style with a double-fronted façade, sash windows and a pillared portico above the front door. Internally the house offers nearly 1,750 square feet of well-presented accommodation including three versatile reception rooms, a study and conservatory all of which open to the lovely garden. The kitchen/breakfast room is served by a good-sized utility room; a cloakroom completes the ground floor.

An elegant turned staircase rises from the hall to the first floor, where there are four bedrooms including a generous master bedroom with en suite bathroom.

16 High Hurst Close is approached via a gravel driveway, which leads to the garage and parking area ahead of the house; there is a lawned front garden and hedging allowing a good degree of privacy to the front. The beautifully tended south-facing rear garden is mainly laid to lawn, edged by fencing, hedging and shrubs and with a paved terrace adjoining the rear of the house.

### Situation

Newick is well-known for its

pretty village green and has a thriving village community, providing a number of facilities and amenities including a village shop, newsagent, pharmacy, butcher, bakery, three public houses, Indian restaurant and a health centre. The nearby towns of Uckfield, Haywards Heath and Lewes all offer an extensive range of shops and further facilities.

Rail Services: Haywards Heath (London Bridge/Victoria from 42 minutes), about 7 miles.

Schools: There is a wide range of schools and colleges to choose from in the nearby villages and towns, both state and private, including Newick primary school, Chailey Secondary School, Cumnor House, Great Walstead, Burgess Hill Girls and Lewes Grammar.

### Services

Gas fired central heating. Mains gas, electricity, water and drainage.

### Outgoings

Lewes District Council, 01273 471600. Tax band G.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.







**16 High Hurst Close Newick, Lewes, BN8 4NJ**

**Approximate Area** 162.2 sq m / 1746 sq ft (Excluding Void)

**Garage** 13.6 sq m / 146 sq ft

**Total** 175.8 sq m / 1892 sq ft

**Including Limited Use Area** ( 2.5 sq m / 27 sq ft)



savills

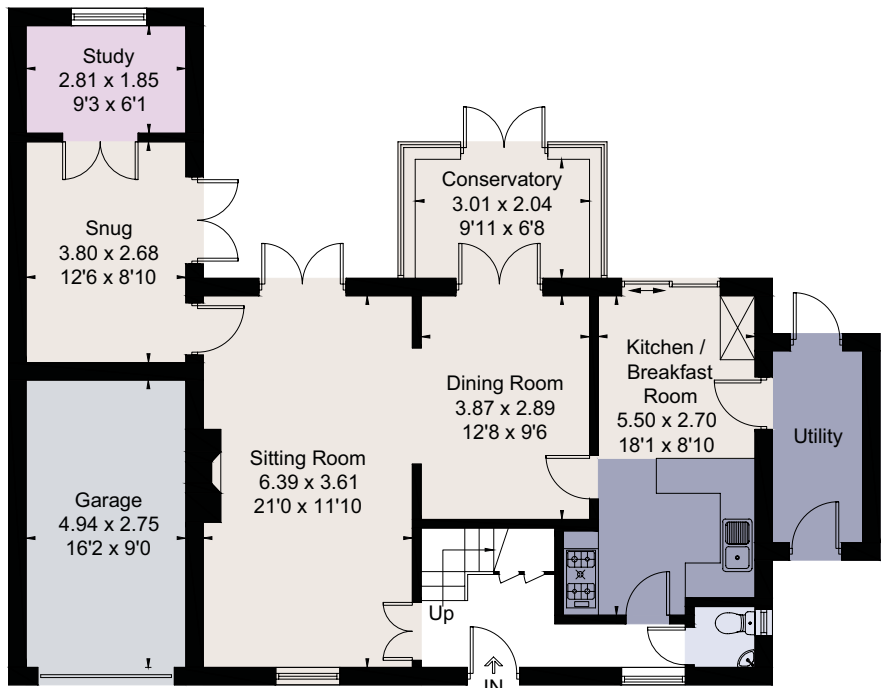
savills.co.uk

**Rohan Vines**

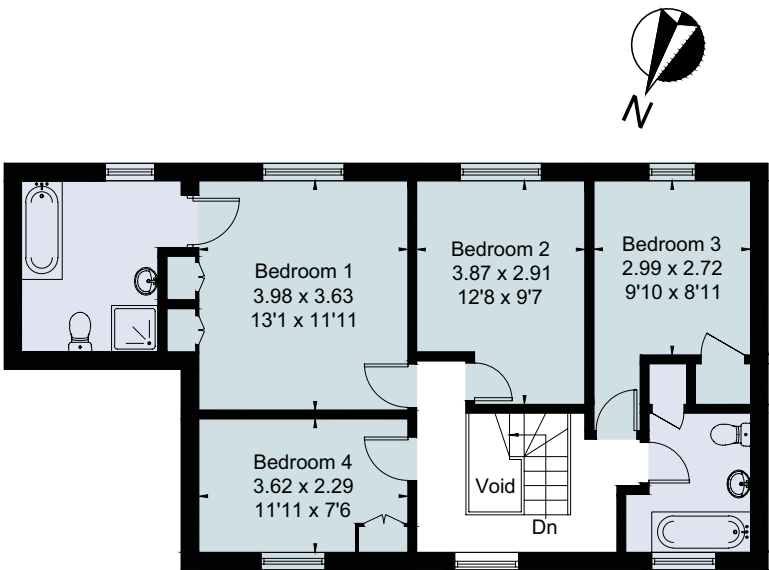
Savills Haywards Heath

**01444 446000**

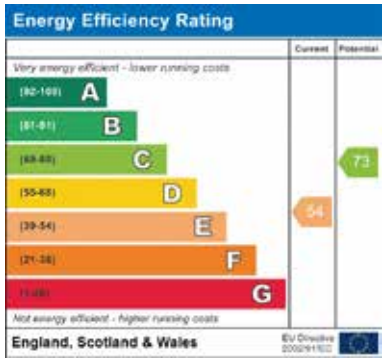
rvines@savills.com



Ground Floor



First Floor



For identification only. Not to scale. © JC91026072

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared: July 2019. Photographs taken: June 2019. Brochure by fourwalls-group.com

