



Well presented 1950s family home in the village centre

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

Freehold





Entrance hall • Sitting room • Dining room • Family room
 • Kitchen and breakfast room • Utility room • Cloakroom
 • Principal bedroom with en suite shower room
 • Guest bedroom with en suite bathroom • 3 further bedrooms
 • Family bathroom • Gated driveway and car port • Front and rear gardens • Timber garden store • EPC rating C

About this property

9 High Hurst Close is situated in one of the most desirable roads in the popular village of Newick, within easy reach of The Green and other village amenities. Understood to date from the mid-1950s and characterised in an attractive, traditional Sussex style with half-tiled red brick elevations, the house offers over 2,000 square feet of well-presented accommodation, the full extent of which can be seen on the floor plan.

A solid wood front door under an overhung tiled porch opens to the entrance hall, off which the main reception rooms flow. The sitting room is of particular note: a lovely, light and bright room featuring an elegant fireplace set with a gas-fired coal effect fire, French doors opening to the garden and double doors opening to the adjoining dining room. The cosy, dual-aspect family room offers a versatile third reception room, also with a fireplace.

The kitchen is fitted with a range of farmhouse-style painted wood units with granite worktops, a Britannia range oven and a number of integrated Neff appliances; there is ample space for a central breakfast table. A good-sized utility room and a cloakroom complete the ground floor.

There are five well-proportioned bedrooms on the first floor, bedrooms one and two with fully tiled en suite shower/bathrooms. A family bathroom serves the remaining bedrooms; all bathrooms have electric underfloor heating and power showers.

Outside

9 High Hurst Close is approached via a gated, shingle driveway offering parking for two vehicles and leading to a third parking space under the car port adjoining the house. To the front of the house is an area of lawn, bordered to the front by post and rail fencing and attractive Photinia Red Robin. There is gated pedestrian access around both sides of the house to the rear garden, which is largely laid to level lawn, edged by fencing and established flower and shrub borders. To the rear of the garden is a well screened, large timber store with stable doors and power connected.



Local Information

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 with Post Office, pharmacy, butcher, bakery, three public houses, café, Indian restaurant and a health centre. Uckfield (five miles), Haywards Heath (seven miles) and Lewes (nine miles) all offer an extensive range of shops and further facilities.

There is a vibrant cultural and arts scene in Sussex, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

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

Gatwick airport: 19 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.

Directions

From Haywards Heath, proceed east on the A272 through the villages of Scaynes Hill and North Chailey. In Newick, bear right just after the pedestrian crossing on the village green, passing The Bull public house on the right. Take the second road on the right (Allington Road) and High Hurst Close is the first turning on the right. Number 9 is the fifth house on the right hand side.

Services

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

Outgoings

Lewes District Council, 01273 471600. Tax band F.

Energy Performance

A copy of the full energy performance certificate is available on request.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Haywards Heath on 01444 446000.

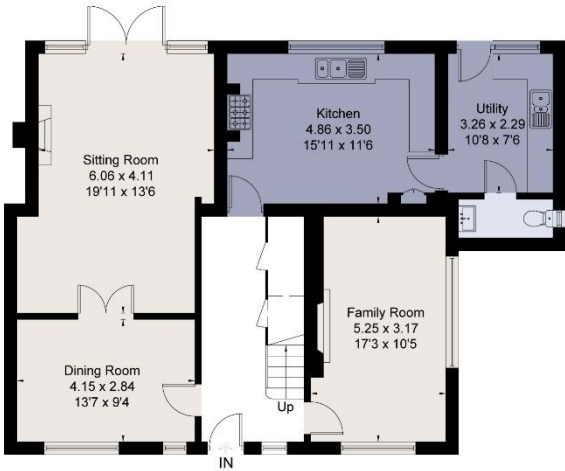




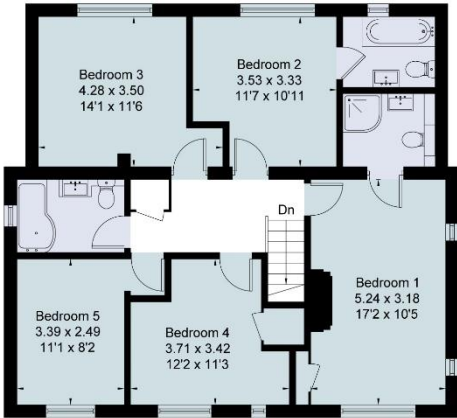
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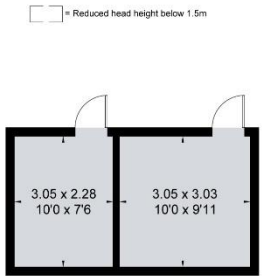
Approximate Area = 187.4 sq m / 2017 sq ft
Garden Store = 16.8 sq m / 181 sq ft
Total = 204.2 sq m / 2198 sq ft
Including Limited Use Area (1.0 sq m / 11 sq ft)
For identification only. Not to scale.
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Ground Floor

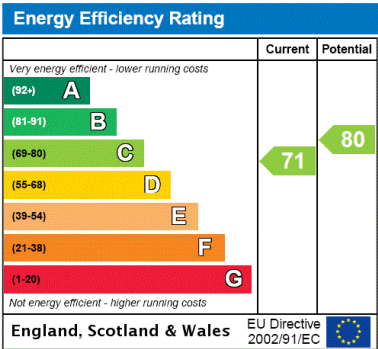


First Floor



(Not Shown In Actual Location / Orientation)
Garden Store

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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