



# West View

57 Church Road, Newick, Lewes, East Sussex, BN8 4JY

Batcheller  
Monkhouse

Our Corner of England



# WEST VIEW

An immaculately presented Victorian semi-detached residence situated in the popular village of Newick. The property offers a well thought out layout over three floors and boasts a Garage/Workshop to the rear of the garden.

## Ground Floor

- Central Entrance Hall
- Cloakroom/Shower Room
- Drawing Room
- Lounge/Dining Room
- Study Area
- Kitchen/Breakfast Room

## First Floor

- 3 Bedrooms
- Family Bathroom

## Second Floor

- Loft Study/Potential 4th Bedroom

## Outside

- Long Private Garden with Terrace
- Summerhouse
- Access to Garage



## DESCRIPTION

West View is ideally located close to the village centre of Newick and has been beautifully renovated over the years by its current owners and yet still retains many of its original period style features and charm. The property is set over three floors and boasts 1,901 sq.ft. of accommodation, all presented in immaculate order.

The main features of the property include:

- A **Central Entrance Hall** with a downstairs **Cloakroom** and **Shower Room**
- Stairs rising to the First Floor
- **Drawing Room** with bay fronted sash windows and feature fireplace.
- **Study/Library Area** which overlooks the views to the side and is the perfect spot to position a desk for those looking to work from home.
- Re-fitted **Kitchen/Breakfast Room** with a plethora of cream storage units and wood style worktops, integrated electric oven and hob, space for a vast American Fridge/Freezer and built-in dishwasher. The room also boasts a walk-in larder cupboard and a utility cupboard. An archway leads through to a
- Well-proportioned and charming **Lounge/Dining Room** the ideal space for more formal dining with exposed beams. Patio doors take you out to the garden and a generous terrace.
- On the first floor the **2nd Bedroom** can be found at the front of the property which is bright, sunny and spacious with a bank of built-in wardrobes with lovely views over the front of the garden.
- The well-proportioned **Main Bedroom** is double aspect and enjoys views over the pretty rear garden and beyond.
- **Bedroom 3** is also a good size with built-in wardrobes.
- There is a **Family Bathroom** which is fitted with a modern white suite and a separate shower enclosure.
- Stairs take you up to the **Second Floor** where there is a further **Loft Study/Potential 4th Bedroom**

## OUTSIDE

The terrace is accessed via doors from the second reception room and is in an elevated position with an array of established shrubs and small trees offering a level of seclusion. Steps then lead you down to a good expanse of lawned area. A pathway leads you down to a boarded boxed hedged patio area with a timber Summerhouse. There is then a further expanse of lawn which provides access to the Garage/Workshop with automatic roller door and side entrance. The Garage can be accessed via Blind Lane and also provides its own private parking spot.





## AMENITIES

**Local:** Newick is well served by a number of shops, public houses, café and restaurant.

**Towns:** Uckfield (5 miles), Haywards Heath (7.4 miles), Lewes (8.9 miles) Brighton (16 miles), Tunbridge Wells (18 miles).

**Transport:** Haywards Heath Station (8 miles) services to London in approximately 45 minutes. Uckfield Station (5 miles) services to London is approximately 1 hour. Gatwick Airport (22.5 miles).

**Schools:** Newick Primary School [www.newickschool.org](http://www.newickschool.org) Chailey School [www.chaileyschool.org](http://www.chaileyschool.org) Uckfield College [www.uckfield.college](http://www.uckfield.college) Lewes Old Grammar School [www.logs.uk.com](http://www.logs.uk.com) Great Walstead School [www.greatwalstead.co.uk](http://www.greatwalstead.co.uk) Cumnor House [www.cumnor.co.uk](http://www.cumnor.co.uk) Bedes [www.bedes.org](http://www.bedes.org) Burgess Hill Girls [www.burgesshillgirls.com](http://www.burgesshillgirls.com)

**Leisure:** Piltdown Golf Club [www.piltdowngolfclub.co.uk](http://www.piltdowngolfclub.co.uk) Newick Lawn Tennis Club [www.newickltc.org](http://www.newickltc.org) Chailey Common [www.chaileycommons.org](http://www.chaileycommons.org) South Downs National Park [www.southdowns.gov.uk](http://www.southdowns.gov.uk) Ashdown Forest [www.ashdownforest.org](http://www.ashdownforest.org)



## DIRECTIONS

Starting from Newick Green follow the road towards the King George V playing fields and the property can be found on the left just after Newick pre school and before the turning to Blind Lane on the left.

**What3Words:** ///blip.totally.december

### Additional Information

**Local Authority:** Lewes District Council Tel: 01273 471600 [www.lewes.gov.uk](http://www.lewes.gov.uk)

**Services (not checked or tested):** All main services connected.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number ESX112832

**EPC:** EPC rating D

**Council Tax:** Band E



**GUIDE PRICE £725,000 - £750,000**

## Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

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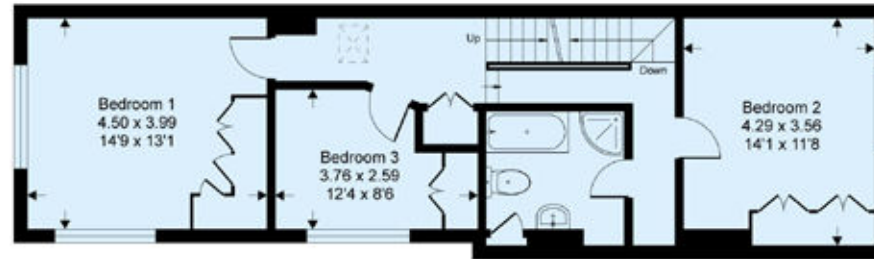
## Church Road, BN8

Approximate Gross Internal Area = 173 sq m / 1865 sq ft

Approximate Garage Internal Area = 24 sq m / 258 sq ft

Approximate Total Internal Area = 197 sq m / 2123 sq ft

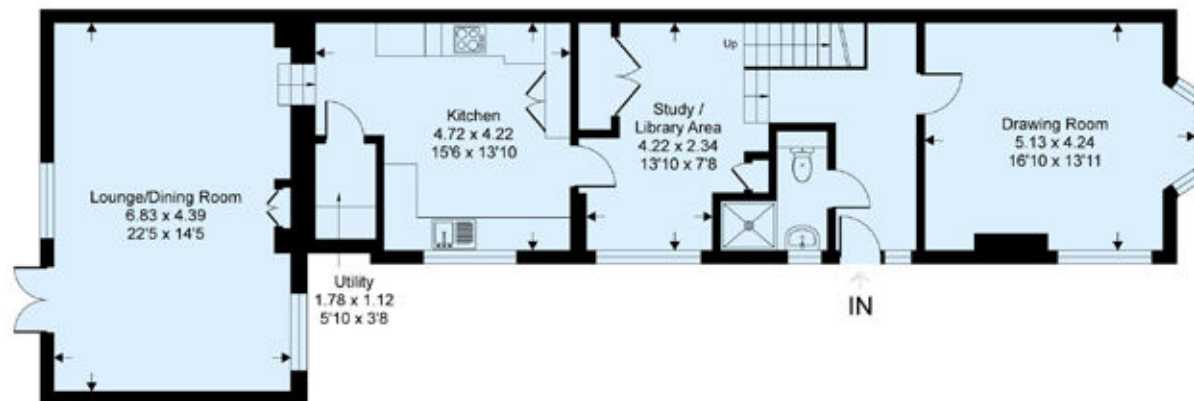
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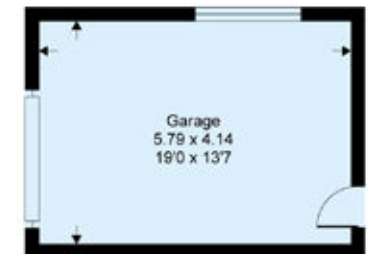
First Floor



Second Floor



Ground Floor



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