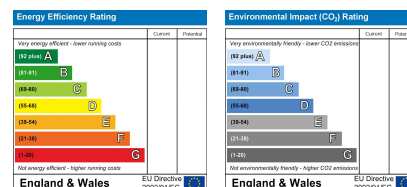




Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2020



BRITISH  
PROPERTY  
AWARDS

2022

★★★★★

GOLD WINNER

PSP HOMES  
SOUTH ENGLAND  
(OVERALL)



4 Oakview Place, Worth Lane, Little Horsted, East Sussex, TN22 5TT

Offers In Excess Of £1,250,000 Freehold

PSPhomes

Let's Get Social

@psphomes /psphomes www.psphomes.co.uk

VIEWING BY APPOINTMENT WITH PSP HOMES

3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

PSPhomes

@psphomes

/psphomes

www.psphomes.co.uk



4 Oakview Place, Worth Lane, Little Horsted, East Sussex, TN22 5TT

What we like...

- \* Brand new 'Georgian style' home.
- \* Beautiful countryside views.
- \* Impressive open plan kitchen/dining/family room.
- \* Exceptional master suite with dressing room, ensuite and terrace
- \* 10 year new homes warranty for total peace of mind.

Handsome Home...

This exceptional brand-new detached residence is a modern classic, with timeless bay fronted elevations and sash windows giving a handsome Georgian inspired façade. The position is simply idyllic and the end of a delightful country lane and surrounded by beautiful Sussex countryside, providing breath-taking views rolling fields.

Upon entry, the tone is set with a spectacular full-height vaulted ceiling looking up to the galleried landing above - perfect for a statement light fitting.

The layout is perfect for a family and those looking to entertain with a truly stunning open plan kitchen/dining/family room that extends to an impressive 41ft max x 31ft max. This space is, without doubt, the heart of this home and a brilliant space for the family to come together. Bi-fold doors open on to the garden to provide the ‘inside-outside’ living we all crave whilst the kitchen itself is a chef’s dream. There are classic shaker-style units, contrasting stone worktops and a central island and a range of integrated appliances. The separate utility is ideal after a muddy dog walk in the surrounding countryside.

The sitting room and family room provide flexibility and spaciousness in equal measure, both with characterful bays.

On the first floor is the principle bedroom of dreams – roomy sleeping quarters with ‘French’ doors opening on to your own private terrace, a lovely spot for a morning coffee whilst taking in the open vista. The dressing room leads through to a luxurious en-suite.

Two of the three further double bedrooms enjoy en-suites and the family bathroom is beautifully finished.

Being brand new, the house comes with a 10 year new homes warranty giving total peace of mind.

Outside, the gardens wrap around three sides with the primary area being bathed in afternoon sunshine due to its favoured westerly aspect. There is a paved terrace, perfect for some ‘al-fresco’ dining.

There is plenty of parking on the expansive block-paved driveway that leads to the detached double garage.

Staying connected is an essential party of everyday life which is why Worth Farm is equipped fast fibre broadband to ensure speedy, reliable connectivity with great download speeds for the whole family. Making shopping, enjoying music and films and browsing quicker and easier. Each home has its own dedicated fibre installed. With the ever growing need for the capacity to work at home, your fibre will make sure you can keep connected when it matters.



Oak View Place is situated in the beautiful village of Little Horsted, East Sussex, just a few miles south of bustling Uckfield and just north of the historic castle town of Lewes. Little Horsted itself is picturesque, with stunning countryside views and plenty of ancient woodland. There is a vibrant village community and plenty of amenities including a post office, parish church, country pubs, restaurants, farm shops, health club, golf course and primary school – all within a five minute drive.

For those needing rail connections, Lewes Station is a ten minute drive and has routes into London in around 65 minutes. Uckfield Station is even closer with London taking 75minutes. Gatwick Airport is just over half an hour drive and provides international flights.

Horsted Place Hotel is within a stone’s throw and is a stunning Victorian Country House. For golfers, the famous East Sussex National boasts two championship 18-hole courses, whilst Horsted Health Club has everything you need for health and wellbeing. Alongside Horsted Green Park, Chailey Common and the stunning Ashdown Forest are within easy reach.

Lewes is just five miles distant and is renowned for its unparallel variety of independent shops. It is also home to Harvey’s Brewery and an array of pubs, restaurants all offering delicious choices.

If you occasionally need a dose of the bright lights of a big city, or a stroll along the beach the bohemian and cosmopolitan city of Brighton & Hove is just a twenty mile drive. With it’s world class restaurants, museums, galleries, theatres, trendy hotels and nightclubs there is a range of entertaining on offer. The famous 17th century twisting lanes of Brighton offer world famous shopping for those looking for something special.

The Finer Details....

Tenure: Freehold

Local Authority: Lewes District Council

Available Broadband Speed: Ultrafast (up to 1000 mbps download)

Warranty: 10 year new homes

NB

Images have been digitally furnished for marketing purposes and to give a buyer an idea of how the home could be presented.

