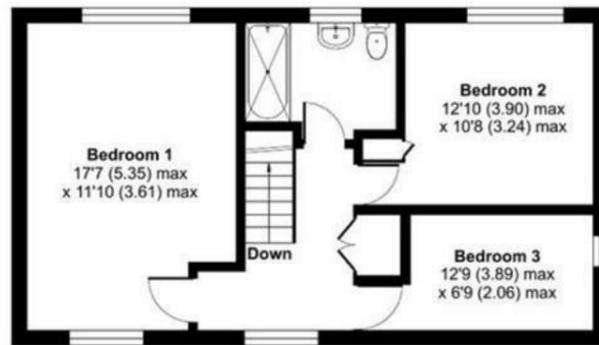


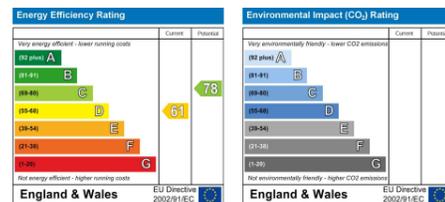
Approximate Area = 1449 sq ft / 134.6 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



# UNDER OFFER



Millfield Cottage South Rough, Newick, East Sussex, BN8 4NW

Price £650,000 Freehold

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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.

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## Millfield Cottage South Rough, Newick, East Sussex, BN8 4NW

### What we like...

- \* Spacious and highly versatile home offering quintessential village lifestyle.
- \* Integral annexe offers scope for rental income or multi-generational living.
- \* 0.15 acre plot with superb garden.
- \* Sought after village with thriving community, excellent primary school and picturesque green with three pubs.

### Welcome Home...

Set at the end of a quiet no-through road in the heart of Newick, this well-presented 3/4 bedroom detached home with a self-contained 1 bedroom annexe offers 1,449 sq ft of flexible accommodation, including a double-aspect sitting room with wood-burning stove, a generous kitchen/dining room, three first-floor bedrooms and a versatile ground-floor room, all just a short walk from the village primary school.

The house extends to 1,449 sq ft and is arranged around a bright double-aspect living room with wood-burning stove and doors opening directly onto the private garden. A spacious kitchen dining room provides ample room for family meals and entertaining, with direct access outside. Upstairs are three well-proportioned double bedrooms and a family bathroom, while a fourth bedroom sits within a highly adaptable ground-floor wing, offering the flexibility of a fifth bedroom. A particular bonus is its location just a two-minute walk from the village's excellent primary school.

### The Annexe

A key feature of the property is the self-contained annexe, which can be used either as part of the main house or as a separate living space. It has its own private entrance, internal access, kitchen facilities and a shower room. The living area is versatile and could also be used as a fifth bedroom or children's playroom. The annexe is ideal for extended family living, older children seeking independence, home working or guest accommodation.

### Step Outside

Outside, the property enjoys a wide driveway providing parking for several vehicles and potential to add a garage, subject to consent. The rear garden is a particular highlight, featuring a large Indian sandstone terrace and a flat, secluded lawn bordered by mature planting, creating a private and family friendly setting that enjoys sunlight throughout the day.

A versatile and thoughtfully arranged home in a peaceful village location, offering both immediate comfort and future potential.

### Newick Life....

From the house, Newick High Street is around a five minute walk, placing the village's many amenities comfortably within reach. Newick is a particularly attractive Sussex village, prized for its strong community spirit and the quality of everyday life it offers. The village centres around a lively High Street with three welcoming pubs, The Crown, The Bull and The Royal Oak, each well supported by locals. The much loved Newick Tandoori draws diners from further afield, while the Cottage Bakery is a daily favourite for its freshly baked bread and pastries, produced on site in its original oven. The Pantry coffee shop is a popular daytime hub, known for excellent coffee, relaxed lunches and homemade cakes, and is a natural meeting place for friends and family.

Practical amenities are equally well provided for, with two well stocked village stores, one of which also serves as the post office, along with a doctors surgery and pharmacy, making day to day living easy and convenient.



Village life in Newick is defined by its sense of togetherness. The outstanding village school and pre school attract young families, while a wide range of clubs, societies and social events ensure there is something for all ages. The village hall is at the heart of this activity, hosting everything from local groups to productions by the village's own amateur dramatic society. Sport and outdoor life are woven into the fabric of the community, with active rugby and cricket clubs and a thriving sports field complete with pavilion, licensed bar and children's play area. On summer evenings the fields come alive with cricket practice, picnics and relaxed gatherings, while the annual Newick Bonfire remains a much anticipated event that draws visitors from across Sussex and highlights the village's warm, welcoming character.

Newick is well positioned for access to nearby towns and transport links. Haywards Heath is approximately nine miles away and offers a mainline railway station with fast services to London and the south coast. Uckfield lies around seven miles to the east, providing further shopping, leisure facilities and rail connections, while the historic county town of Lewes is roughly eight miles away and offers an excellent range of independent shops, restaurants and cultural attractions.

Road links are convenient, with easy access to the A272 and A26, allowing straightforward travel across Sussex and beyond. This combination of village setting and strong local connectivity makes Newick particularly appealing for those seeking a balance between rural life and accessibility.

### The Specifics

Tenure: Freehold  
Title Number: ESX262826  
Local Authority: Lewes District Council  
Council Tax Band: F  
Plot Size: 0.15 acres  
Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct but recommend intending purchasers check personally before exchange of contracts.

