



The Red Brick House, 10 Church Road
Newick, Lewes, East Sussex

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The Red Brick House, 10 Church Road, Newick East Sussex, BN8 4JU

A beautiful, charming Grade II Listed detached period home with a large, secluded garden and private driveway parking in this desirable Sussex village

Haywards Heath 7.2 miles (London Victoria 46 minutes), Lewes Station 8.5 miles, Brighton 16.6 miles, M23 17.4 miles, Gatwick Airport 20.4 miles

Porch | Entrance hall | Sitting room
Conservatory | Office | Dining room | Kitchen
Cellar | Utility | Principal bedroom with en suite bathroom | 2 Further bedrooms | 2 Shower rooms | Garden | EPC rating E

The property

The property is a handsome, substantial period property of exceptional character and build quality comprising local red brick and part tile-hung elevations, a slate roof and original refurbished wood sash windows. The home dates to the 1800's and has retained a wealth of period features including corniced ceilings, fireplaces and original doors and door furniture, along with a large cellar. Well-maintained by the same family for the past 35 years, it offers over 1,900 sq. ft. of beautiful, professionally interior designed accommodation. Arranged across two floors and with a good-sized attic space, the property occupies a sizeable plot and enjoys a mature and peaceful south west facing garden, that is a particular feature of the property. The quarry tiled, brick front porch with a traditional pull bell opens into a welcoming entrance hall, with original newel post period staircase rising to the first floor and doors leading to the sitting room, kitchen and dining room with a brick staircase down to the versatile 19 ft. cellar, which offers great potential for creation of further living space (STPP), with its own fireplace and window. The layout flows well and there is an elegant 20 ft. sitting room with lit display

alcoves incorporating shelving and cabinetry around a wooden fireplace. French doors open to the conservatory with uninterrupted views of the delightful garden and double doors lead to the sun terrace. The dining room opens out into the kitchen, with its extensive range of in-keeping solid wooden wall and base cabinetry and there is a coveted economy two-oven inset cream AGA and 2-ring electric hob (disconnected). A double sink is below the large garden-facing window, as well as under-counter fridge. A stable door leads out to the rear garden and a courtyard terrace with an external doorway giving access to the front. The utility room is accessed from the kitchen and the conservatory and leads into a tucked-away wood-panelled office overlooking the garden with a sliding door to a ground floor shower room. The bright first-floor landing with window and access to the loft space, opens to a shower room and three charming double bedrooms with cupboards, cast iron feature fireplaces and elevated views of the wonderful garden. The 20 ft. double-aspect principal has an en suite.

Outside

The double fronted property benefits from a generously sized plot of 0.24 acres, which is rare for this central village position, and is approached over a private tarmac driveway with parking for two cars. There is a small front garden accessed with steps up from the to the entrance porch and a low brick wall with climbing roses on the front elevation. The garden enjoys a tranquil and bright south westerly aspect and is largely laid to lawn with a variety of mature acacia and fir trees. There is an original brick boundary wall and clearly defined close board fencing to neighbouring properties, screened with planted borders, mature shrubs and trees. Enjoy countryside living yet in the heart of Newick village life and Conservation Area.

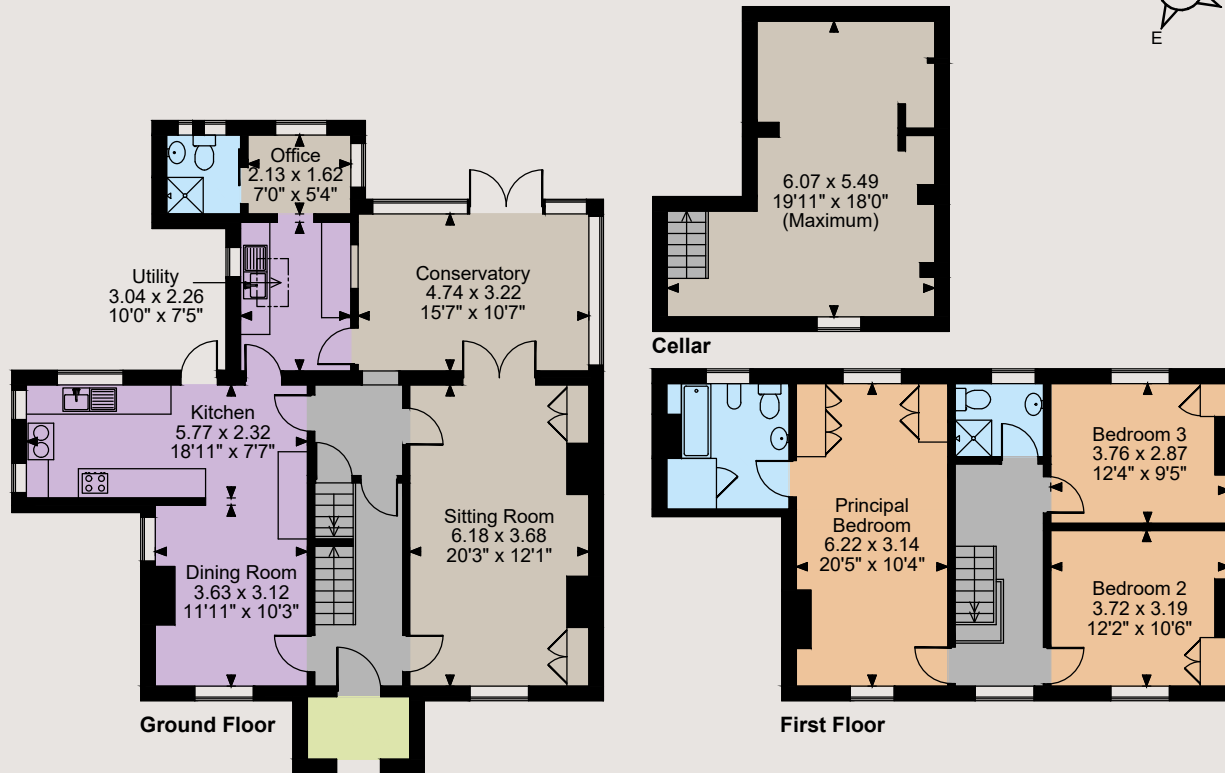
Location

Sought-after Newick village provides a range of local amenities, including shop, primary school, medical practice, 3 public houses, cafe & more.





Floorplans
House internal area 1,925 sq ft (179 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

what3words: ///hopefully.giggle.ranged

General

Local Authority: Lewes District Council
Services: All mains services. Gas-fired central heating. New gas fired Worcester boiler installed/certified in 2024. Energy efficient secondary glazing throughout the property.
Council Tax: Band F
Tenure: Freehold
Guide Price: £995,000

There are many highly regarded state and independent schools in the area including Great Walstead, Cumnor House, Brambletye, Ardingly College, Hurst College, Brighton College and Eastbourne College.

Lewes

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