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Unbroken Freehold Investment Opportunity
For Sale
in Newick

January 2026

The Niche, 20-22 High Street, Newick, BN8 4LQ

Unbroken Freehold Investment Opportunity



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- A rare opportunity to acquire an unbroken freehold investment in a highly desirable village in East Sussex.
- The property comprises a detached building which has been carefully converted into five modern, self-contained one- and two-bedroom flats.
- Fully let on Assured Shorthold Tenancy Agreements to professionals.
- Strong investment potential - current rental income of approximately £62,400 per annum with an ERV of £64,260 per annum.
- Prime village location on Newick High Street.
- Excellent connectivity just 7 miles from Lewes and 8 miles from Haywards Heath, offering direct rail links into London.
- Surrounded by Sussex countryside, close to the South Downs National Park and Ashdown Forest.

Guide Price £850,000



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The Property

The Niche is an attractive detached period building in the heart of Newick, East Sussex, that has been sympathetically converted to provide five self-contained 1- and 2-bedroom flats. The property combines traditional character including a rendered façade, sash-style windows, and slate roof, with the practicality of modern living.

The accommodation offers a varied mix of units that appeal to both owner-occupiers and investors alike. Externally, the property benefits from a block-paved frontage providing off-street parking.

Positioned directly on Newick's High Street, residents enjoy immediate access to local amenities including shops, cafes, a post office, three popular pubs, and highly regarded schools. The surrounding countryside provides a wealth of outdoor pursuits, with the South Downs National Park and Ashdown Forest close by.

For commuters, Haywards Heath station (approx. 8 miles) provides regular services to London, Brighton, and Gatwick Airport, while Lewes is just 7 miles to the south. This enviable setting ensures long-term appeal, whether as a private rental investment or as individual re-sales.

Unit	Type	Beds	Baths	Sqft	Sqm	Current Rent (pcm)	Estimated Rental Value (ERV)
1	Ground Floor Flat	2	1	798	74.15	£1,255	£1,255
2	Ground Floor Flat	2	2	622	57.76	£1,250	£1,250
3	First Floor Flat	1	1	382	35.40	£850	£875
4	First Floor Flat	2	2	627	58.26	£1,050	£1,100
5	Second Floor Flat	1	1	489	45.40	£795	£875
Total				3,218	298.8	£5,200	£5,355

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Newick is a quintessential Sussex village, located in the Lewes District of East Sussex, surrounded by rolling countryside yet within easy reach of larger towns and excellent transport links.

Transport Links

Despite its rural charm, Newick is exceptionally well connected. The A272 runs through the village, providing quick access to Haywards Heath (approximately 8 miles), where there are mainline rail services reaching London in under an hour, as well as direct trains to Brighton and Gatwick Airport. The historic market town of Lewes is just 7 miles away, while the vibrant coastal city of Brighton is around 15 miles.

Characterful Surroundings

Living in Newick means enjoying a balance of village charm, community, and natural beauty, all within commuting distance of London and Brighton. Its historic character, combined with its modern amenities and lifestyle appeal, makes it a very sought-after village in East Sussex.

Green Spaces

The surrounding Sussex countryside provides abundant opportunities for outdoor pursuits. From walking and cycling along scenic country lanes to exploring the nearby South Downs National Park, the Ashdown Forest, famed as the inspiration for Winnie-the-Pooh's Hundred Acre Wood, is also within easy reach, offering thousands of acres of heathland and woodland to explore.

Lifestyle & Amenities

Newick boasts an excellent range of everyday amenities for a village of its size. There are local shops, cafes, a post office, a village store, and three popular pubs, all within walking distance.

There is also an excellent range of sports facilities where residents can enjoy cricket, rugby, football, tennis, stoolball, and bowls, with active local clubs catering to all ages and abilities.

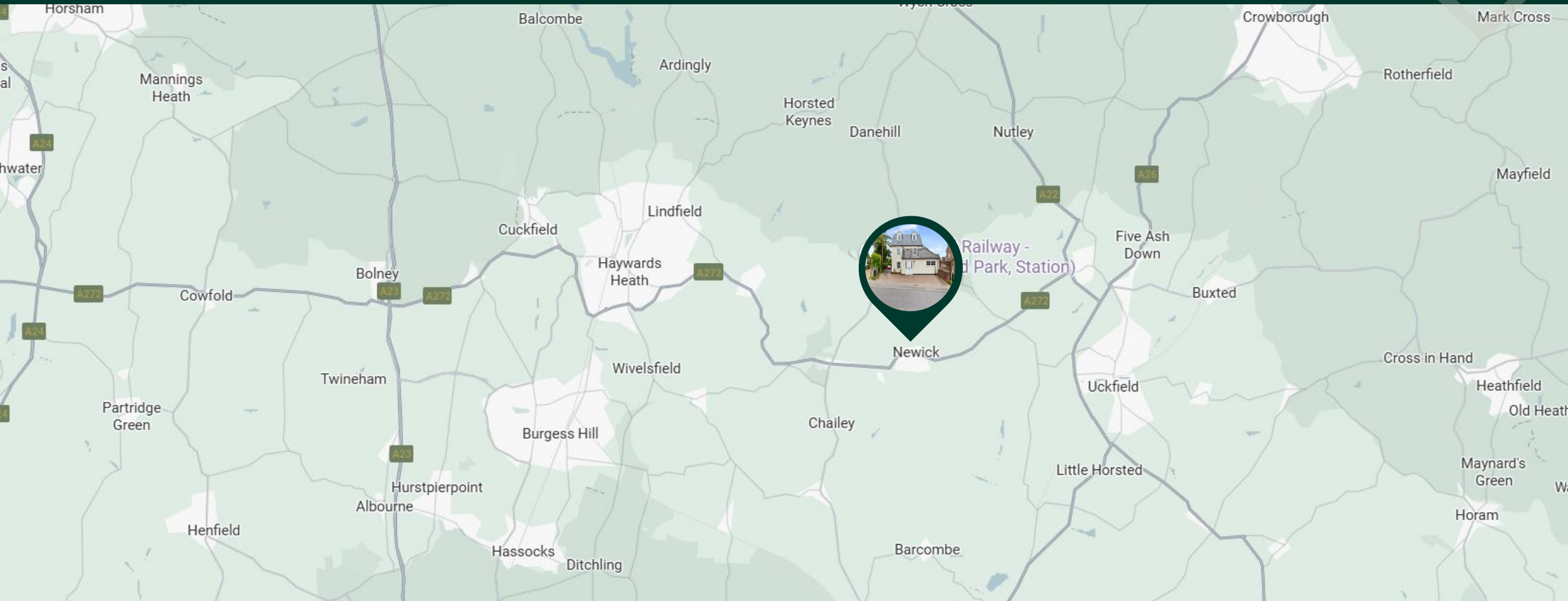
Education

Newick is particularly well regarded for its strong local schooling options. Centred in the village is Newick Church of England Primary School, rated highly by Ofsted. For secondary education, families are well served by nearby options in Chailey, Uckfield, and Lewes, including Chailey School and Uckfield Community Technology College. A number of independent schools such as Cumnor House, Great Walstead, and Burgess Hill Girls are also within easy reach.

Historic Setting

At the heart of the village lies the picturesque village green, often host to community events and fetes, framed by charming period cottages and historic pubs. The village church, St Mary's, is a local landmark with centuries of heritage.

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Terms

The freehold interest is offered at a guide price of **£850,000**.

VAT

We understand that VAT will not be charged by the seller.

Further Information

Further information is available on request including floor plans.

Viewings

Viewings are by appointment only.

Please contact us on **020 8159 0500** or info@hoskingfrancis.com for further information or to arrange a viewing.

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