



1 South Rough, Newick BN8 4NW

£335,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



# 1 South Rough

- A TWO BEDROOM SEMI-DETACHED HOUSE IN NEED OF SOME REFURBISHMENT WITH GROUND FLOOR EXTENSION LOCATED CLOSE TO THE OUTSTANDING VILLAGE PRIMARY SCHOOL
- HALL & STAIRS RISING TO FIRST FLOOR
- LOUNGE & OPEN PLAN KITCHEN/DINING/LIVING SPACE WITH FOLDING DOORS TO THE GARDEN
- TWO GOOD SIZED BEDROOMS & BATHROOM
- LAWNED FRONT GARDEN & REAR GARDEN WITH PATIO & ARTIFICIAL GRASS
- DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- FREEHOLD EPC D COUNCIL TAX BAND C LEWES
- CHAIN FREE

A **TWO BEDROOM SEMI-DETACHED HOUSE** in need of some re-furbishment with A **GROUND FLOOR EXTENSION** located close to the 'outstanding' village primary school and available with **NO ONWARD CHAIN**.

The front door leads into the hall off which is the lounge with a window to the front. At the rear is the **19'10" x 16'7" KITCHEN/LIVING/DINING ROOM** with folding doors to the rear. On the first floor are two good sized bedrooms & a bathroom. Further benefits include double glazing & gas fired central heating.

At the front is a lawned garden and at the rear is an east facing garden with patio & artificial grass. All services/appliances have not and will not be tested.







## 1 South Rough

The house is situated in a cul-de-sac approached off Allington Road on the southern edge of the village, only a couple of minutes from the Ofsted rated outstanding primary school. The village green is within walking distance where there is a general store, bakery, pharmacy and modern area health centre.

Other nearby amenities include 3 pubs, café, restaurant, a further shop with post office facilities, lovely old parish church and bus services to some of the surrounding districts including Haywards Heath (about 7 miles) with its comprehensive shopping centre and main line rail service to Victoria/London Bridge (about 45 minutes). The coastal towns of Eastbourne and Brighton together with Gatwick Airport, the Royal Spa town of Tunbridge Wells and M25 are all within convenient driving distance.



**DIRECTIONS:** From our office on the Green at Newick take the road opposite which is Church Road, going across the Green and past the Royal Oak Inn on the left hand side. Take the second turning on the right which is Allington Road, follow this road round until reaching South Rough which is a turning on the right opposite the primary school.



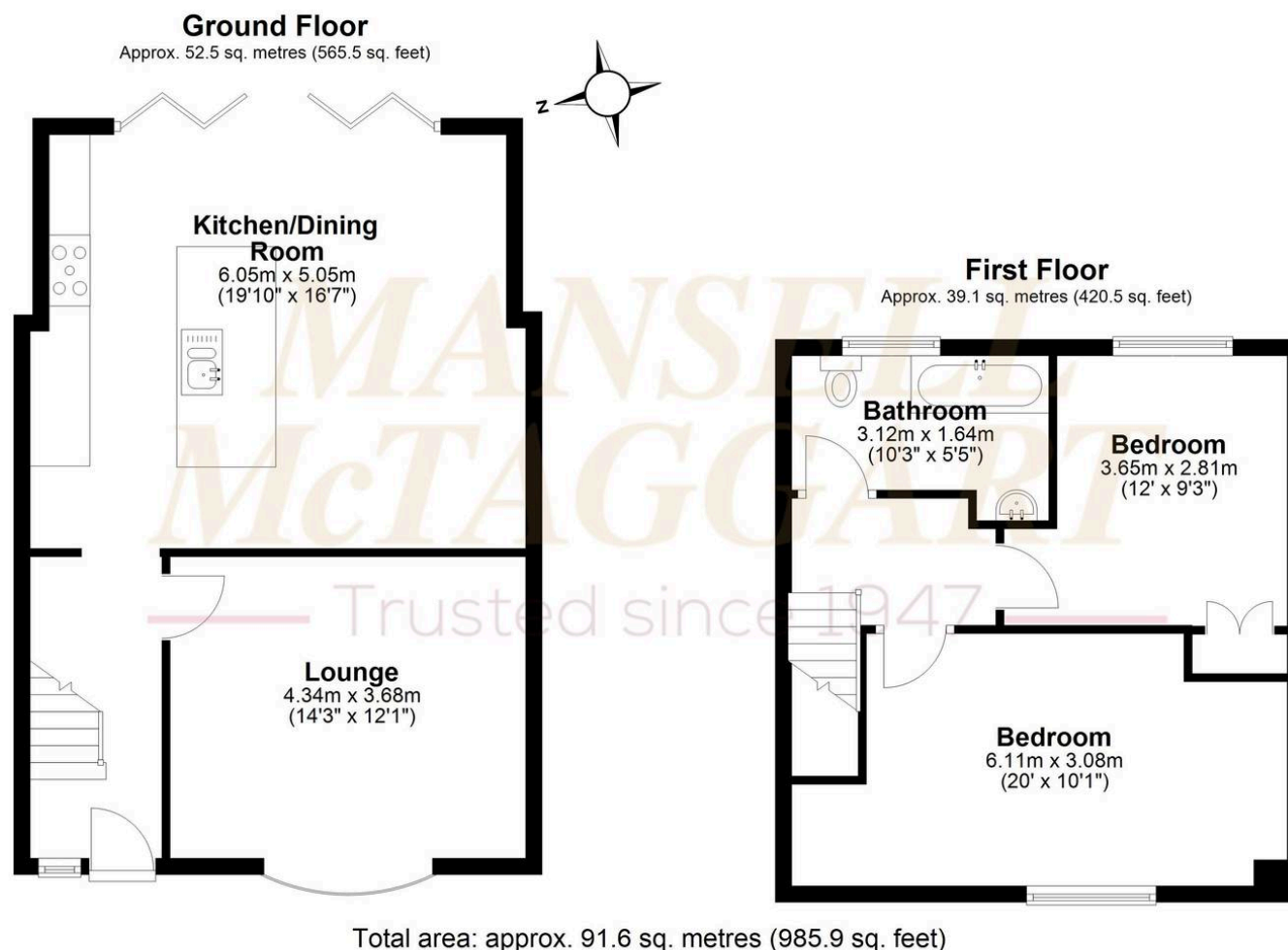


Illustration for guidance purposes only and not to scale. Measurements are approximate. Copyright Roots Property Marketing.  
Plan produced using PlanUp.

## Mansell McTaggart Newick

Mansell McTaggart, 3a The Green – BN8 4LA

01825 722288

[new@mansellmctaggart.co.uk](mailto:new@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/newick](http://www.mansellmctaggart.co.uk/branch/newick)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.