



50 Newick Drive, Newick BN8 4PB

£440,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

50 Newick Drive

A sought after 3 BEDROOM DETACHED HOUSE with WEST FACING GARDEN, driveway & garage and SCOPE TO EXTEND subject to the necessary consents.

The front door leads into the hall which has a cloakroom/wc & stairs rising to the first floor. Off the hall is the double aspect LOUNGE/DINING ROOM with a fireplace with gas fire and double doors to the garden. At the rear is the kitchen/breakfast room which has a breakfast bar & door to side.

On the first floor are three bedrooms, two of which have built in wardrobes and the family bathroom/wc. Further features include gas fired central heating & double glazing.

To the front is a DRIVEWAY leading to the GARAGE with up & over door. The front garden is laid to lawn and to the rear is a wide west facing garden with lawn, flower borders, greenhouse & pond.

- HALL & DOWNSTAIRS CLOAKROOM/WC
- DOUBLE ASPECT LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- 3 BEDROOMS & BATHROOM
- DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- DRIVEWAY & GARAGE
- FRONT & WEST FACING REAR GARDEN
- SCOPE FOR EXTENDING SUBJECT TO THE NECESSARY CONSENTS
- FREEHOLD EPC C COUNCIL TAX BAND E LEWES



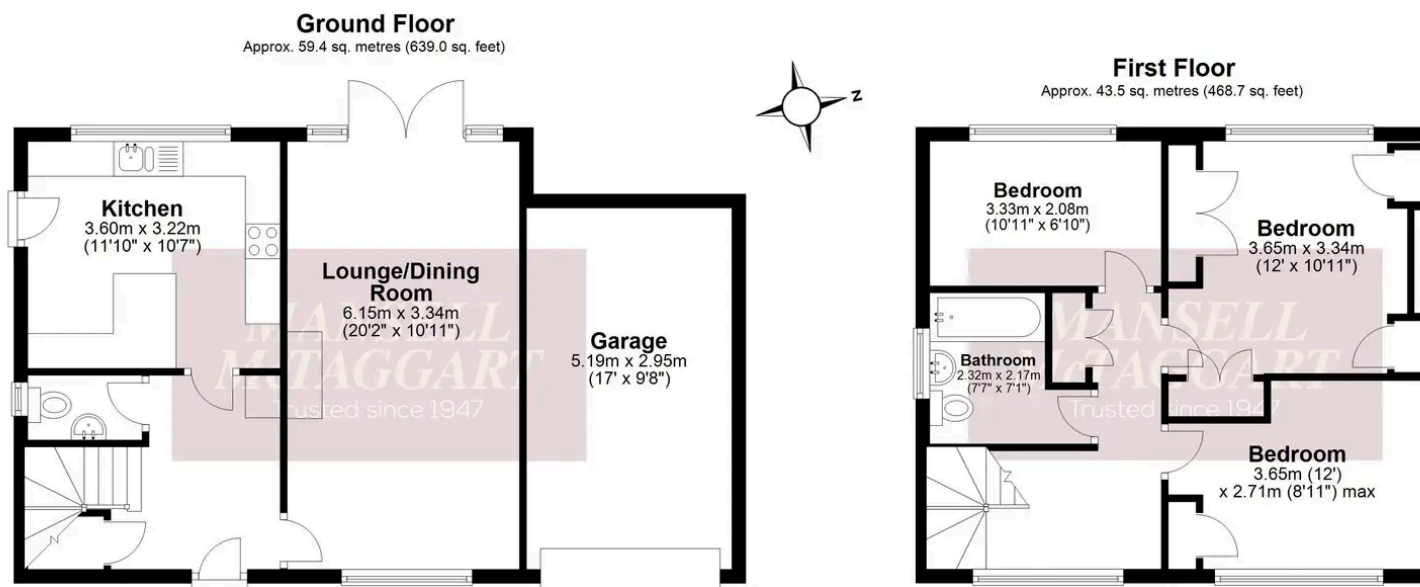


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The property is ideally situated for all the excellent local amenities including a nearby convenience store with post office facilities. The other village facilities include shops, post office, bakery and pharmacy together with 3 pubs, a restaurant, café, 'outstanding' primary school and a modern area health centre just off the picturesque village green. There are also bus services to some of the surrounding districts including Haywards Heath (about 7 miles) with its comprehensive shopping centre, leisure facilities and fast and frequent commuter train service to both Victoria/London Bridge (approx 45 minutes) and Brighton. This attractive village is surrounded by some particularly beautiful Sussex countryside with the Ashdown Forest being only some 10 minutes drive by car.



DIRECTIONS: From our Newick office on the green head west along the A272 towards Haywards Heath until reaching the turning to Newick Drive on the left. Proceed up Newick Drive, going up the hill, round the bend and past the shop. Number 50 can be found in a small close on the right.



Total area: approx. 102.9 sq. metres (1107.7 sq. feet)

Illustration for identification purposes only. Measurements are approximate. Not to scale.
Plan produced using PlanUp.

Mansell McTaggart Newick

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