



2 Allington Place, Newick BN8 4RF

£495,000



**MANSELL  
McTAGGART**  
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## 2 Allington Place

A well presented 3 BEDROOM DETACHED HOUSE set in a small, select development in the heart of the village built in 2007 where properties are rarely available

A double glazed front door leads into the hall where there is a downstairs cloakroom/wc and stairs rising to the first floor. Off the hall to the front is the WELL EQUIPPED KITCHEN with gas hob, electric oven, integrated dishwasher & washing machine. At the rear is the generous LOUNGE/DINING ROOM with double doors to the CONSERVATORY.

On the first floor, the master bedroom has a square bay window to front with an open aspect, built in wardrobes and an EN SUITE SHOWER ROOM/WC. To the rear are two further bedrooms and there is a bathroom. Additional features include double glazing & gas fired central heating.

To the front is a lawned garden and a DRIVEWAY leading to the GARAGE. The rear garden has flower beds, paved terrace, shrubs & an area of artificial grass.

- A WELL PRESENTED THREE BEDROOM DETACHED HOUSE SET ON THIS SMALL, SELECT DEVELOPMENT BUILT IN 2007 WHERE PROPERTIES ARE RARELY AVAILABLE
- HALL & DOWNSTAIRS CLOAKROOM/WC
- WELL EQUIPPED KITCHEN
- LOUNGE/DINING ROOM & CONSERVATORY
- 3 BEDROOMS, BATHROOM & EN SUITE SHOWER ROOM
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- GARAGE & DRIVEWAY
- FRONT & REAR GARDENS
- FREEHOLD EPC C COUNCIL TAX BAND E LEWES







## 2 Allington Place

Allington Place is a small, select development built in 2007 is considered to be one of the most sought after within Newick village. Set well away from main roads yet advantaged by its proximity to all local amenities including the 'outstanding' primary school, café, 3 excellent pubs, bakers, chemist, restaurant, 2 convenience stores (one with post office facilities), garage, old parish church and within walking distance of the central green and health centre. There is an excellent range of sports & social clubs within the village, a well regarded secondary school at South Chailey as well as several private schools nearby. Haywards Heath town centre is approximately 7 miles, with its comprehensive shopping centre, leisure facilities and main line railway station with fast and frequent train service to both London (Victoria and London Bridge approx. 45 minutes) and Brighton. The area is also surrounded by some of the County's most beautiful countryside to include Chailey Common Nature Reserve and the Ashdown Forest.

**DIRECTIONS** From our office take the road opposite, which is Church Road and go across the village green. Take the second road on the right and turn into Allington Road where The Pantry café is on the corner. Then take the first turn on the left into Allington Place and number 2 will be on your left.

Please note there is a £150 per annum charge for the upkeep of the road



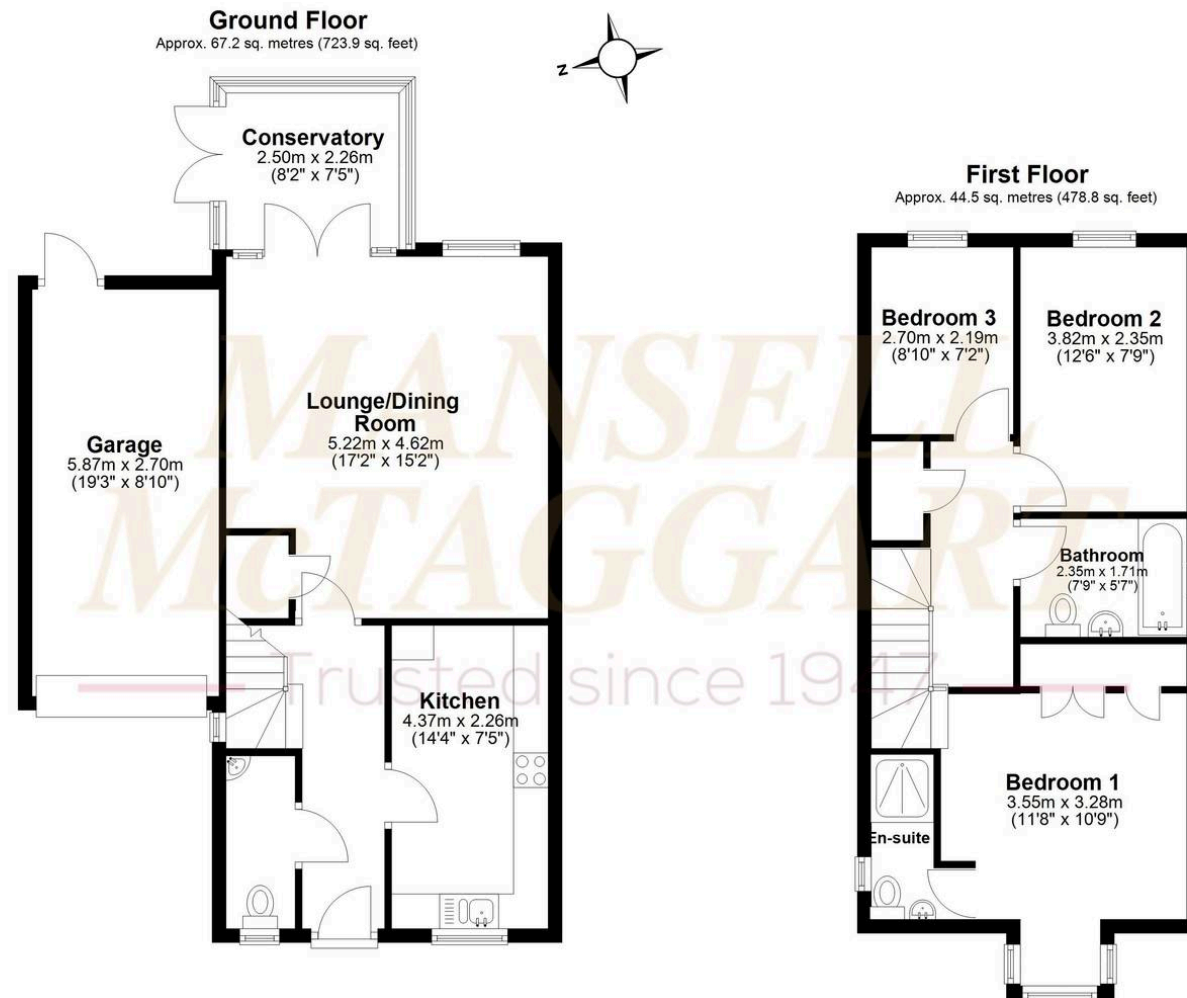


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Plan produced using PlanUp.

## Mansell McTaggart Newick

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