



3 Newick Drive, Newick BN8 4NY

£565,000



**MANSELL  
McTAGGART**  
Trusted since 1947

A well presented THREE BEDROOM DETACHED HOUSE with generous accommodation including an L shaped lounge/dining room & a well equipped kitchen.

The entrance porch leads into the hall which has stairs rising to the first floor and a downstairs cloakroom/wc. Off the hall is the double aspect L SHAPED LOUNGE/DINING ROOM with double doors to the rear garden and at the rear is the modern white kitchen with oven, hob, microwave, plate warming drawer, dishwasher & larder, off which is the UTILITY ROOM which has a door to the garden & garage.

On the first floor there are 3 bedrooms, one of which has a SHOWER CUBICLE, and the other two have built in wardrobes and GREAT VIEWS to the front. The LUXURIOUS BATHROOM has a double ended bath and a glass circular wash basin.

Outside there is a lawned front garden with flower borders, a GARAGE WITH DRIVEWAY and to the rear is the EAST FACING GARDEN with paved terrace, lawn, summer house, flower beds & borders.

- A SPACIOUS, WELL PRESENTED THREE BEDROOM DETACHED HOUSE WITH L SHAPED LOUNGE/DINING ROOM & WELL EQUIPPED KITCHEN
- HALL & DOWNSTAIRS CLOAKROOM/WC
- 21'3 X 17'8 L SHAPED LOUNGE/DINING ROOM
- MODERN KITCHEN & SEPARATE UTILITY ROOM
- THREE BEDROOMS (ONE WITH SHOWER CUBICLE) & LUXURIOUS BATHROOM
- OIL FIRED CENTRAL HEATING, DOUBLE GLAZING & FINE VIEWS
- GARAGE, DRIVEWAY, FRONT GARDEN & EAST FACING REAR GARDEN
- FREEHOLD EPC E COUNCIL TAX BAND E LEWES





The property is within a short walk of a general store/post office further along Newick Drive and is also within easy reach of the many other local facilities available in the village which include a second convenience store, pharmacy, local bakery, 3 pubs, café, Indian restaurant and Ofsted rated 'outstanding' primary school. There is an historic parish church and picturesque village green off which is a modern area health centre.

Bus services are available to some of the surrounding districts, including Haywards Heath (about 7 miles) with its large shopping centre and main line commuter rail service to both London (Victoria/London Bridge approx 45 minutes) and Brighton.

#### DIRECTIONS:

From our office on the green at Newick proceed in a westerly direction along the A272 heading towards Haywards Heath. Go past the village hall on the left, taking the first main turning also on the left signposted Newick Drive and number 3 will be on your left.



Total area: approx. 120.4 sq. metres (1295.8 sq. feet)

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

## Mansell McTaggart Newick

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