



42 West Point, Newick BN8 4NJ

£550,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —

A much improved 4 BEDROOM SEMI-DETACHED HOUSE offering spacious accommodation (1,528 sq ft) having been extended to side & rear with a lovely 100 FT GARDEN & available with NO ONWARD CHAIN

The front door leads into the entrance lobby with cloakroom/wc and then onto the hall which has stairs rising to the first floor. Off the hall is the lounge with fireplace and separate electric fire with archway to dining room that has patio doors to the rear. The extended KITCHEN/BREAKFAST ROOM has a larder cupboard, skylight, electric cooker, dishwasher & washing machine.

On the first floor are 4 bedrooms (3 with built in wardrobe cupboards), a shower room & WC. Further features include RECENTLY FITTED GAS FIRED CENTRAL HEATING, double glazing & solar panels.

The front garden is laid to lawn with a LONG BRICK PAVED DRIVEWAY leading the GARAGE with electric door. At the rear is the lovely 100ft east facing rear garden with paved terrace, lawn, summer house & shed

- A MUCH IMPROVED, EXTENDED (1,528 SQ FT) 4 BEDROOM SEMI-DETACHED HOUSE WITH 100FT REAR GARDEN & NO ONWARD CHAIN
- HALL & CLOAKROOM/WC
- EXTENDED LOUNGE/DINING ROOM & EXTENDED KITCHEN/BREAKFAST ROOM
- 4 FIRST FLOOR BEDROOMS, SHOWER ROOM & WC
- NEW GAS FIRED CENTRAL HEATING, DOUBLE GLAZING & SOLAR PANELS
- FRONT GARDEN, LONG DRIVEWAY & GARAGE
- LOVELY 100FT REAR GARDEN WITH SUMMER HOUSE & SHED
- FREEHOLD EPC B COUNCIL TAX BAND D LEWES





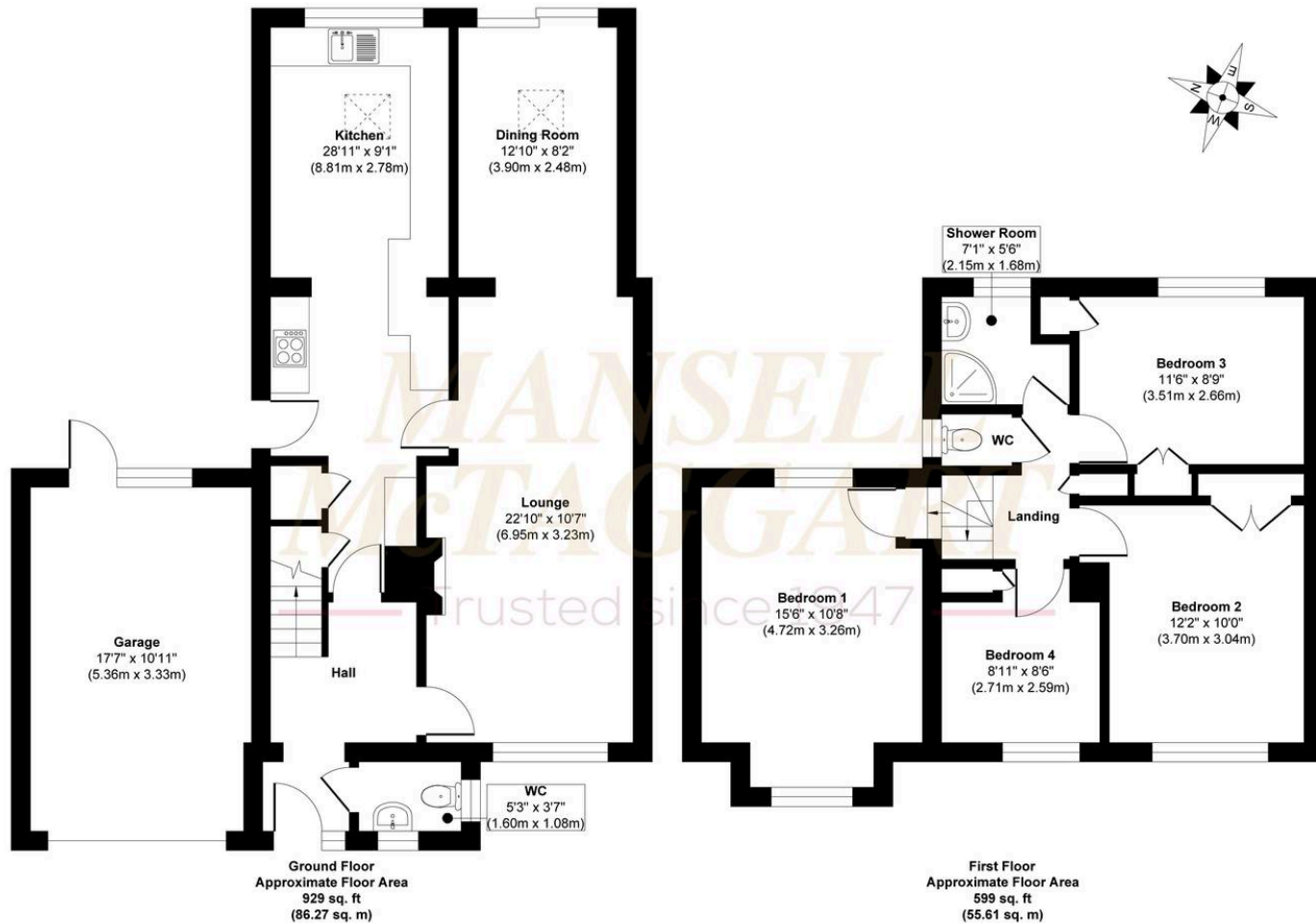
The property is situated in a popular close just off Allington Road in this unspoilt Sussex village with its pretty central green and various excellent amenities including 2 convenience stores, pharmacy and local bakery. There are also a number of sports clubs and leisure groups, a modern area health centre, a lovely parish church, 3 pubs, a restaurant, a café and an outstanding primary school just a few minutes walk in Allington Road.

Additionally, there are bus routes to some of the surrounding districts including Uckfield (approx. 5 miles) and Haywards Heath (approx. 7 miles), the latter providing a fast and frequent commuter train services to London (Victoria/London Bridge approx. 45 minutes). A further attraction of the area is the glorious open countryside nearby including the Chailey Common Nature Reserve and the vast areas of the Ashdown Forest.



#### **DIRECTIONS**

From our office on the village green at Newick, head west along the A272 in the direction of Haywards Heath, taking the last wide turn on the left which is Allington Road. Proceed along this road and then turn left into West Point and the property can be found on the right



**Approx. Gross Internal Floor Area 1528 sq. ft / 141.88 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Floor plan provided by Roots Property Marketing.  
 Produced by Elements Property

## 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)

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