



3 Vernons Road, Newick BN8 4NF

Guide Price £500,000 TO £525,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

A much sought after **THREE BEDROOM DETACHED BUNGALOW** with a useful study/home office and a south-west facing garden set in a popular residential close in the heart of Newick

The double glazed entrance door leads into the hall which has two storage cupboards. Off the hall is the **20'5 x 12'8 LOUNGE/DINING ROOM** which has double doors to the rear garden. Also at the rear is the kitchen which has an electric oven & hob, an integrated fridge/freezer and a door to the side lobby.

There are 3 bedrooms (two of which are at the front), bedroom one has a deep bay window and a built in wardrobe cupboard and bedroom 2 has lots of shelving. There is also a bathroom which has a bath with electric shower over.

At the front is a lawned garden, and a **DRIVEWAY & GARAGE**. A side lobby connects the bungalow to the garage at the end of which is an extension that provides a **STUDY/HOME OFFICE**. At the rear of the property is a lovely **SOUTH-WEST FACING GARDEN** with lawns & a paved terrace.



- A MUCH SOUGHT AFTER THREE BEDROOM DETACHED BUNGALOW WITH HOME OFFICE & SOUTH-WEST FACING GARDEN SET IN POPULAR CLOSE
- THE OWNER IS OFFERING A £5,000 CASH CONTRIBUTION TOWARDS NEW CARPETS ON COMPLETION
- HALL & SIDE LOBBY
- LOUNGE/DINING ROOM & KITCHEN
- THREE BEDROOMS & BATHROOM
- STUDY/HOME OFFICE
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- DRIVEWAY & GARAGE
- FRONT & SOUTH-WEST FACING REAR GARDEN
- FREEHOLD EPC D COUNCIL TAX BAND D LEWES





The property is located within a small select close where properties are seldom available and forms part of a highly sought after village development of similar style properties. Vernons Road is set well away from main roads yet offers easy access via twittens to the village green and to the various amenities of the village which include two convenience stores (one with post office facilities), a café, pharmacy, local bakery & modern health centre. Additionally there are sports facilities to include tennis and bowls clubs, a garage, 3 pubs, restaurant, an outstanding primary school in nearby Allington Road and lovely old parish church.

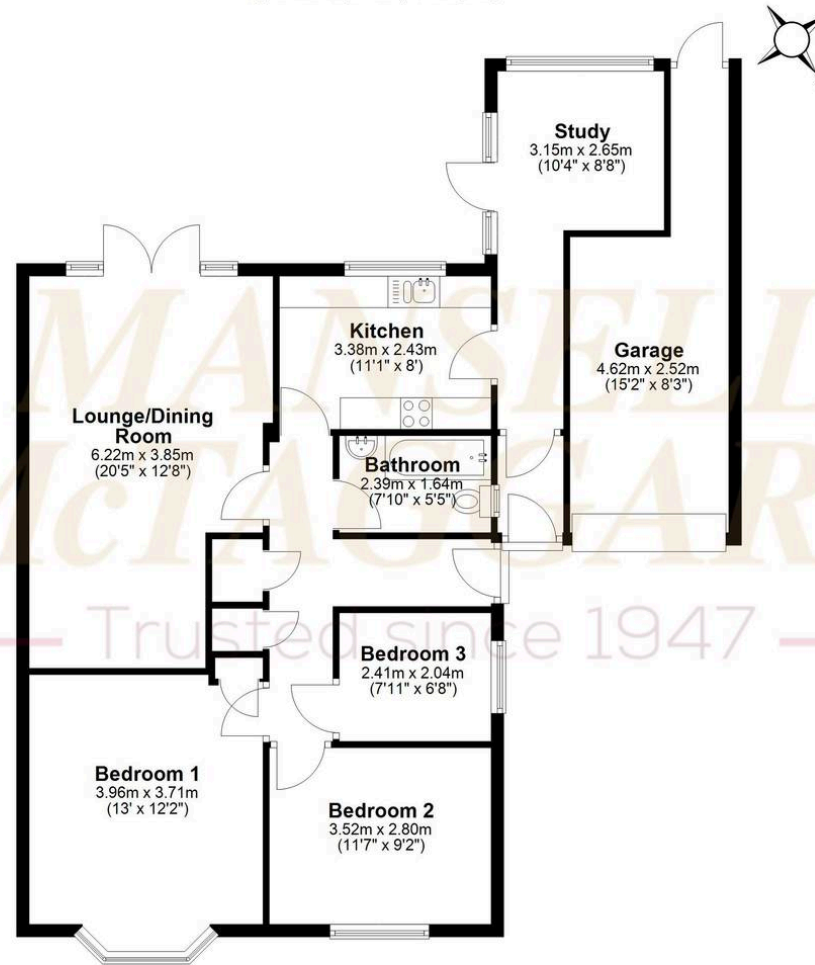
This pretty Sussex village with central village green is ideally located for those wishing to commute from Haywards Heath (about 7 miles), with its fast rail service to London (Victoria/London Bridge about 45 minutes) and Brighton. There is lovely open countryside in the area including Chailey Common Nature Reserve & the Ashdown Forest.



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 and taking the first right into Oldaker Road. Follow this road until reaching the end where there is a 'T' junction with Paynters Way. Here turn left, then almost immediately turn left again into Vernons Road

Ground Floor

Approx. 103.7 sq. metres (1116.4 sq. feet)



Total area: approx. 103.7 sq. metres (1116.4 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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