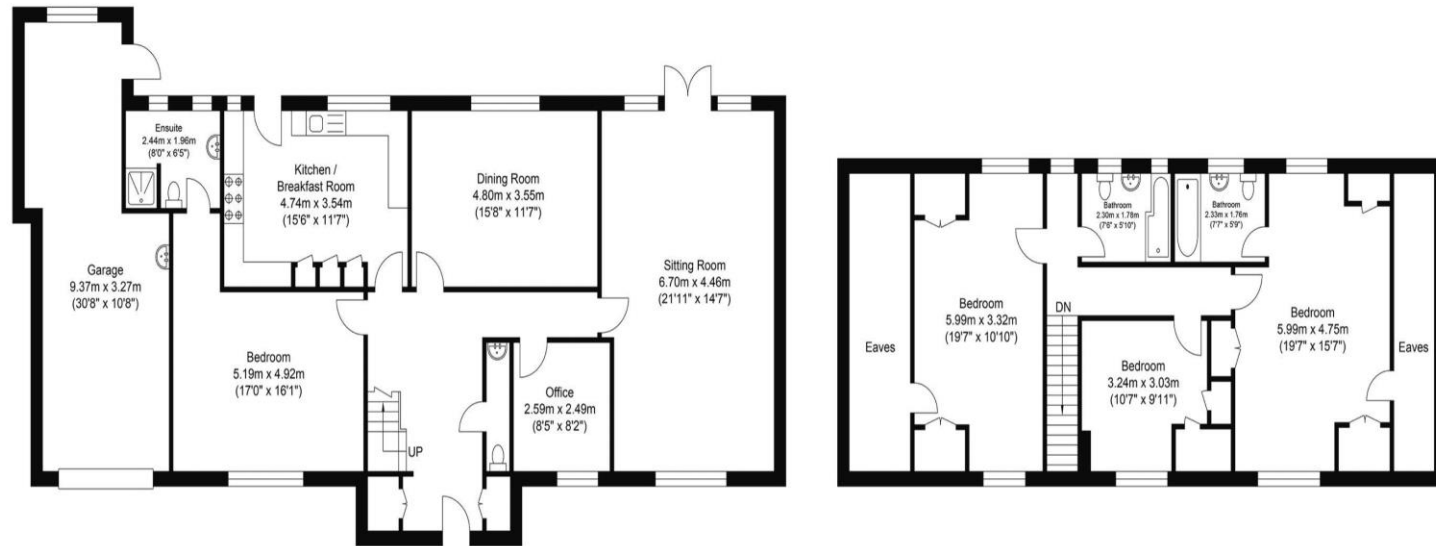


## The floorplan...



Ground Floor  
Approximate Floor Area  
1579.17 sq ft  
(146.71 sq m)

First Floor  
Approximate Floor Area  
973.70 sq ft  
(90.46 sq m)

Approximate Gross Internal Area (Including Garage) = 237.17 sq m / 2552.87 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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*An impressive, detached property (2,562 sq ft) set in a highly prestigious location on a stunning southerly half acre plot with superb views to the South Downs.*

Offers in Excess of £900,000  
Freehold

79 Allington Road,  
Newick BN8 4ND



## More details from...

call: Newick office: **01825 722288**

email: [new@mansellmctaggart.co.uk](mailto:new@mansellmctaggart.co.uk)

web: [www.mansellmctaggart.co.uk](http://www.mansellmctaggart.co.uk)

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## *In brief...*

- HALL WITH CLOAKROOM/WC
- DOUBLE ASPECT SITTING ROOM
- SEPARATE DINING ROOM
- STUDY
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR BEDROOM WITH EN SUITE SHOWER ROOM
- THREE FIRST FLOOR BEDROOMS
- FIRST FLOOR FAMILY BATHROOM & EN SUITE BATHROOM
- DRIVEWAY TO GARAGE/WORKSHOP
- LAWNED FRONT GARDEN
- SUPERB SOUTHERLY 170FT BY 82FT LAWNED REAR GARDEN
- GREAT VIEWS
- EPC D



## *In more detail...*

An impressive, detached chalet style property (**2,562 sq ft**) built approximately 45 years ago and set in this highly prestigious location on a **stunning southerly half acre plot with superb views to the South Downs.**

A rare opportunity to purchase a lovely family home in this most sought-after Sussex village, the spacious and versatile accommodation includes an entrance hall, a downstairs cloakroom, a study, a double aspect sitting room with a fireplace with gas fire & double doors to the rear garden, a separate dining room, a kitchen/breakfast room with 5 burner gas Rangemaster range and a good-sized **ground floor bedroom with en suite shower room** with walk in shower.

On the first floor there is a landing, a **second bedroom with en suite bathroom**, two further bedrooms and an additional family bathroom.

Further features include gas fired central heating, uPVC double glazing and great views.

The property is approached by a tarmac driveway providing parking for several cars leading to a **garage with workshop to rear.**

The property is set off by good sized lawned front gardens being well screened but the real feature is the stunning **170' x 82' rear garden**, laid to sweeping lawns with a fantastic far-reaching outlook over open countryside and a paved terrace abutting the rear of the property, summer house, vegetable patch, Willow tree and hedging to two sides.



## *The location...*

Situated on the southern side of this prestigious non-estate road on the edge of the village yet only a short walk of the excellent local amenities to include 3 pubs, parish church, 2 convenience stores (one with post office facilities), butchers, bakers, chemist, Indian restaurant, garage, café and only 100 yards from the 'outstanding' village primary school. There is also a modern area health centre in the village, a picturesque central green and bus services to the surrounding districts including Haywards Heath (about 7 miles) with its comprehensive shopping centre and main line railway station (Victoria/London Bridge about 45 minutes). The coastal towns of Eastbourne and Brighton together with Gatwick Airport, the Royal Spa town of Tunbridge Wells and M25 are all within convenient driving distance.

**DIRECTIONS** From our office head over the village green up Church Road and turn second right into Allington Road. Continue round the bend and after a few hundred yards number 79 can be found on the left-hand side, just after the primary school.

## *Worth bearing in mind...*

There is scope here to create a wonderful family home with potential for significant enhancement/extension



*The property sits on a stunning, southerly half acre plot with magnificent views*

