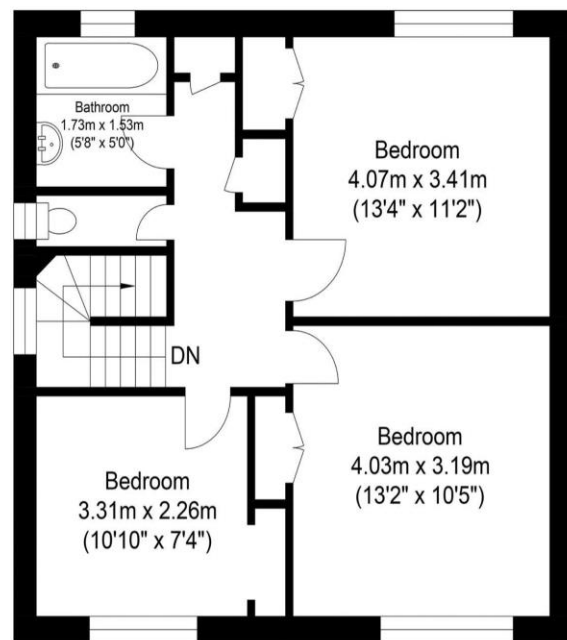
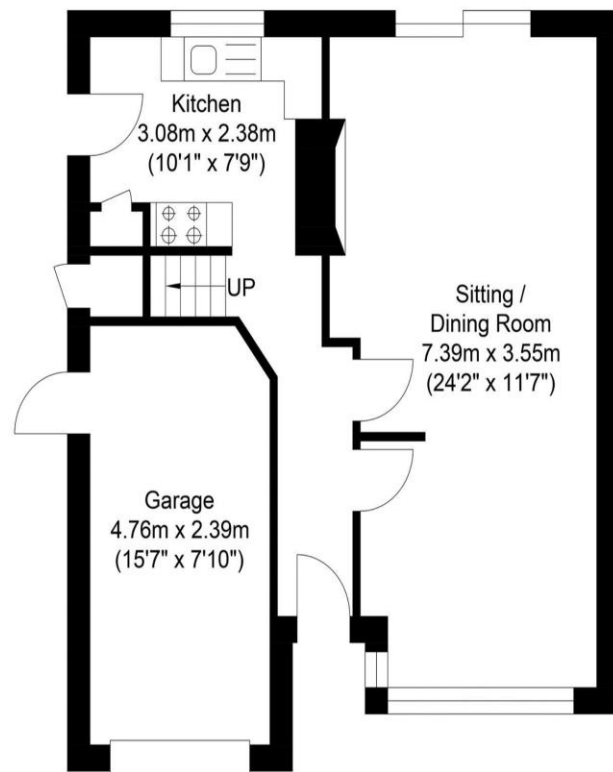


The floorplan...



Ground Floor
Approximate Floor Area
538.41 sq ft
(50.02 sq m)

First Floor
Approximate Floor Area
483.08 sq ft
(44.88 sq m)

Approximate Gross Internal Area (Including Garage) = 94.90 sq m / 1021.49 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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A three bedroom semi-detached house with 130ft rear garden, fine views and available with no onward chain

£375,000
Freehold

22 West Point,
Newick BN8 4NU



More details from...

call: Newick office: **01825 722288**

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web: www.mansellmctaggart.co.uk

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In brief...

- HALL
- 24'2 X 11'7 SITTING ROOM/DINING ROOM
- KITCHEN
- THREE BEDROOMS
- BATHROOM
- DOUBLE GLAZING
- DRIVEWAY
- GARAGE
- FRONT GARDEN
- 130FT REAR GARDEN
- FINE VIEWS
- NO ONWARD CHAIN
- EPC D



This semi-detached house offers great scope to create a lovely home

In more detail...

A **three bedroom semi-detached house** offering great scope for improvement with a 130ft rear garden, fine views and available with **no onward chain**.

A double-glazed front door leads into the hall which has stairs rising to the first floor.

Off the hall is the **24'2 by 11'7 double aspect sitting room/dining room** with stone fireplace, double-glazed window to front and double-glazed sliding patio doors to the rear.

Also at the rear is the kitchen which has a door to the side.

On the first floor is the landing which has a storage cupboard and a linen cupboard.

There are three bedrooms off the landing, two to the front and one to the rear and all have built in wardrobe cupboards. There is also a bathroom and a separate wc.

Further features include double glazing, some electric heaters and **fine views** from the rear elevation.

The front garden is laid to lawn with a **driveway leading to the garage**. To the rear is the **130ft back garden** which is mainly laid to sloping lawn with mature hedging and trees.



The location...

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 convenience stores, pharmacy, butcher 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 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, ideal for riding or walking.

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. Go down to the bottom then turn right and number 22 will be on your left.

Worth bearing in mind...

Being currently vacant the property is available with no onward chain

