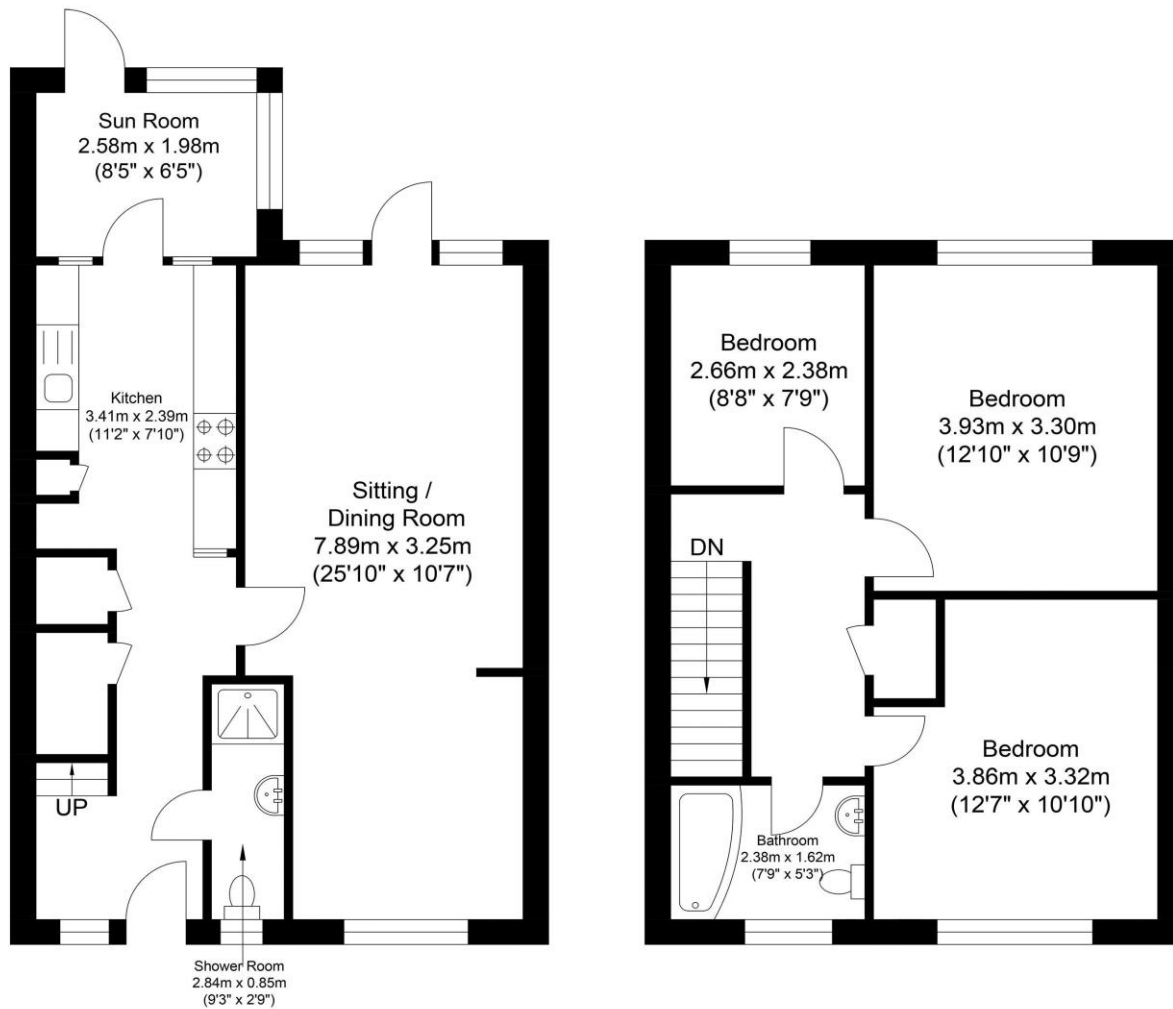


The floorplan...

A sought after three bedroom terraced house with far reaching views to the rear and overlooking a pretty open green to the front

£375,000
Freehold

14 Leveller Road,
Newick BN8 4PL



Ground Floor
Approximate Floor Area
540.99 sq ft
(50.26 sq m)

First Floor
Approximate Floor Area
483.19 sq ft
(44.89 sq m)

Approximate Gross Internal Area = 95.15 sq m / 1024.18 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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More details from...

call: Newick office: **01825 722288**

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web: www.mansellmctaggart.co.uk

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In brief...

- HALL
- DOWNSTAIRS CLOAKROOM/WC
- DOUBLE ASPECT SITTING ROOM/DINING ROOM
- KITCHEN
- UTILITY/SUN ROOM
- 3 BEDROOMS
- BATHROOM
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- FAR REACHING VIEWS
- GARAGE IN COMPOUND
- FRONT & REAR GARDEN
- EPC C



*These style of houses
are extremely popular
and are set right in
the heart of this
sought after village*



In more detail...

A well presented **three bedroom terraced house** set in the heart of this popular village, of a sought after design overlooking an open green with great views to the rear.

On the ground floor a double-glazed front door leads into the hall which has stairs leading to the first floor and off which is a downstairs shower room/wc.

There is a **25'10 by 10'7 double aspect sitting room/dining room** which has a pretty bay window to the front and French doors to the garden.

At the rear is an attractive galley style kitchen with a good range of white fronted units at both eye and base level with a built in electric oven & hob. Behind the kitchen is a useful utility/sun room which also has a door to the garden.

On the first floor is the landing off which there are 3 bedrooms, one to the front and two to the rear. The two rear bedrooms have **lovely far reaching views** and the one to the front **overlooks the green**. There is also a modern bathroom with corner bath.

Further features include upvc double glazing & gas fired central heating.

The front garden is mainly laid to lawn & the rear garden is set in a pretty ornamental style with paved terrace and gated rear access.

The **garage** is in a nearby compound and is the 4th one from the bottom with a white door.



The location...

The property overlooks an open green within walking distance of the village centre and forms part of a popular development of similar Georgian style properties enjoying easy access to the excellent local amenities which include two convenience stores, a butchers, chemis, bakers, hairdressers, café, 'outstanding' primary school, 3 good pubs, an Indian restaurant, garage, interesting old parish church and a modern area health centre.

There are bus services available to some of the surrounding districts including Haywards Heath (about 7 miles), which provides a large and comprehensive shopping centre together with a main line railway station with fast and frequent train service to both London (Victoria/London Bridge about 45 minutes) and Brighton. Open countryside is nearby and provides a view from two of the bedrooms.

DIRECTIONS From our office on Newick village green take the road directly opposite which is Church Road, going past the Royal Oak Inn on your left hand side and then turn first right into Oldaker Road and Leveller Road is second on the right. Number 14 is in the middle of the terrace overlooking the green.

Worth bearing in mind...

The property is deceptively spacious offering generous accommodation