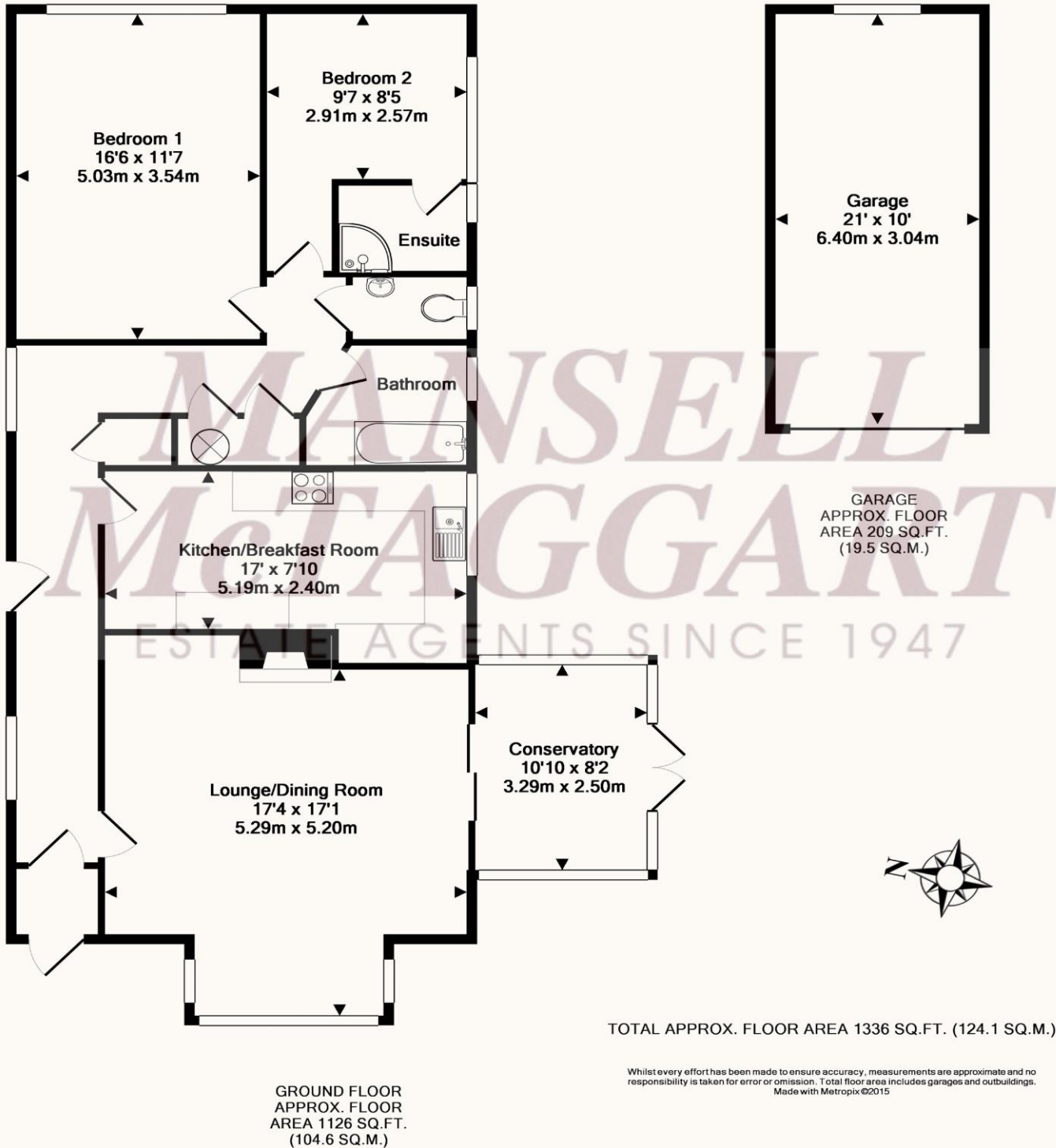


The floorplan...



A well presented 2 bedroom detached bungalow tucked away on a popular no through road with planning for further extension

£535,000  
Freehold

Russetts, 5 Woodbine Lane,  
Newick BN8 4LH



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...*

- PORCH & HALL
- DOUBLE ASPECT LOUNGE/DINING ROOM
- UPVC CONSERVATORY
- 2 BEDROOMS (ONE WITH EN SUITE SHOWER ROOM)
- BATHROOM & SEPARATE WC
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- BRICK PAVED DRIVEWAY & DETACHED GARAGE
- GARDENS TO FRONT, SIDE & REAR
- PLANNING PERMISSION FOR LOFT CONVERSION TO PROVIDE 2 FURTHER BEDROOMS & EN SUITE SHOWER ROOM
- EPC D
- COUNCIL TAX BAND E



*The property benefits from planning permission to convert the loft space to create 2 bed additional bedrooms and an en suite shower room/wc*



## *In more detail...*

A well presented **2 bedroom detached bungalow** with good sized sitting room, conservatory, bathroom and en suite shower room set in this popular no through lane in the heart of the village.

The property further benefits from **planning permission to create 2 further bedrooms and an en suite shower room** in the loft space (Lewes District Council planning number LW/21/0685).

The front door leads into an entrance porch, then a long hall off which is a **lovely 17'4 x 17'1 double aspect sitting room** which has a part brick part upvc conservatory to the side that opens onto the gardens.

There is also an impressive kitchen/breakfast room with a good range of units and a built-in oven & hob.

There are 2 bedrooms, one of which has an en suite shower room, a modern bathroom with white suite and electric shower and a separate cloakroom/wc.

Further benefits include gas fired central heating and upvc double glazing.

The property is approached by a **brick paved driveway** offering good off-road parking, to the side of which there is a **detached garage**.

The property sits in delightful gardens. To the front there is a pretty lawned area with patio and brick paved pathway to the side.

To the other side of the bungalow is a further lawned area with paved terrace and flower borders, and to the rear is a greenhouse & timber shed.



## *The location...*

Set in a tucked away location yet offering easy access to the various amenities of the village which include two convenience stores, a café, pharmacy, local bakery, butcher, hairdresser and modern area health centre. Additionally there are sports facilities to include tennis and bowls club, a garage, 3 PUBS, restaurant, an outstanding primary school in 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 it fast rail service to London (Victoria/London Bridge about 45 minutes) and Brighton. There is lovely open countryside in the area with the Ashdown Forest being some 10 minutes drive and the coastal towns of Eastbourne and Brighton together with Gatwick Airport, the Royal Spa town of Tunbridge Wells are also within convenient driving distance.

**DIRECTIONS:** From our office on the Green at Newick head west along the A272 in the direction of Haywards Heath for a few hundred yards and Woodbine Lane can be found on the left (just before the turning to Newick Drive on the left). Russetts is the third property on the left within the lane.

## *Worth bearing in mind...*

There is currently a £100 per annum contribution towards the upkeep of the road.