



21 Newick Drive, Newick BN8 4NY

£525,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

21 Newick Drive

A well presented and generously proportioned (1,292 sq ft) 3/4 bedroom detached house set on a wide plot with 4th BEDROOM or HOME OFFICE, garage and NO ONWARD CHAIN.

The front door leads into the entrance lobby which has a downstairs cloakroom/wc. To the front is the home office/4th bedroom and was originally a garage. The sitting room runs across the width of the house with a WOODBURNER and stairs to the first floor and is open plan leading into the dining room which has doors to the rear garden. The modern kitchen is to the rear with induction hob, Bosch electric double oven and integrated dishwasher. There is a window to the rear and a door to the utility room which has doors to front & rear.

On the first floor is the landing off which there are three good sized bedrooms, one to the front and two to the rear. There is also a modern shower room/wc with walk in shower cubicle with rainfall shower. Further benefits include gas fired central heating & double glazing.

At the front is a BRICK PAVED DRIVEWAY providing off street parking for several cars and to the side is FURTHER GATED PARKING/DRIVE giving access to the rear. The PRETTY REAR GARDEN has a patio, lawn, pond, decking area and access to a GARAGE in a compound at the rear.

- HALL DOWNSTAIRS CLOAKROOM/WC
- GROUND FLOOR 4th BEDROOM/HOME OFFICE
- L SHAPED SITTING ROOM/DINING ROOM
- KITCHEN & UTILITY AREA
- 3 FURTHER BEDROOMS
- SHOWER ROOM/WC
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- BRICK PAVED DRIVEWAY, FURTHER GATED PARKING TO SIDE AND GARAGE IN COMPOUND TO REAR
- PRETTY REAR GARDEN WITH LAWN, TERRACE, SIDE PERGOLA & DECKING
- EPC D COUNCIL TAX BAND E LEWES



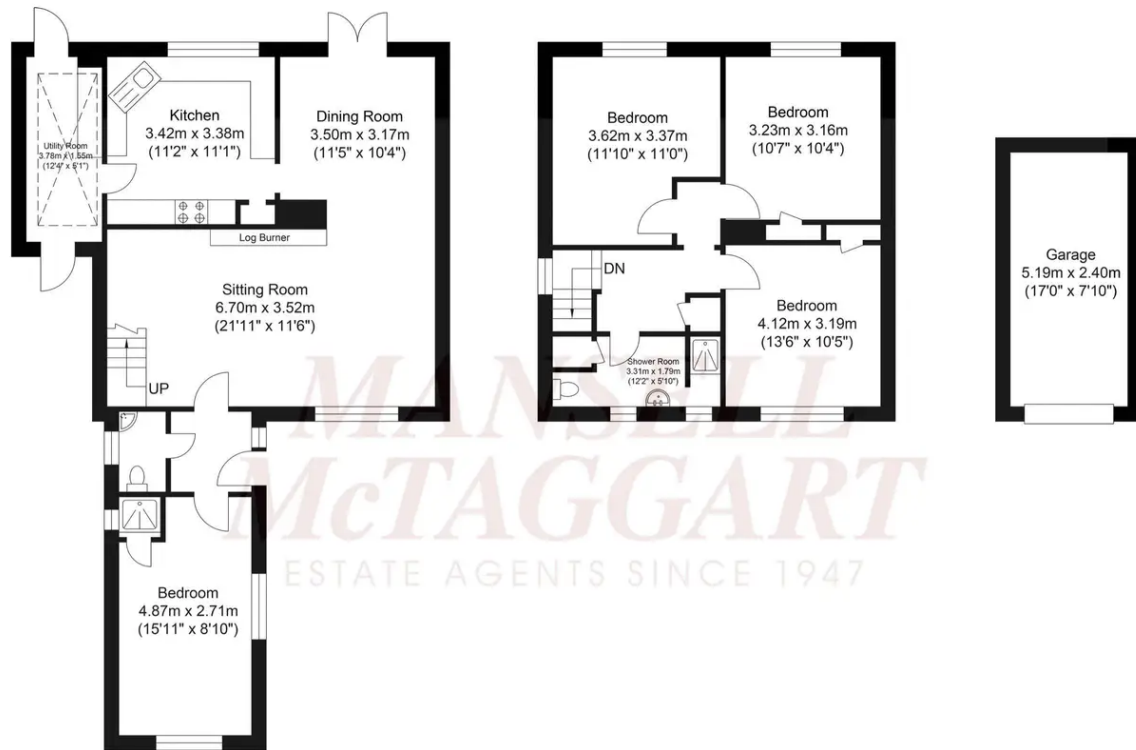


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The property is ideally situated for all the excellent local amenities including a nearby convenience store with post office facilities. The other village facilities include shops, post office, bakery and pharmacy together with 3 inns, a restaurant, café, 'outstanding' primary school and a modern area health centre just off the picturesque village green. There are also bus services to some of the surrounding districts including Haywards Heath (about 7 miles) with its comprehensive shopping centre, leisure facilities and fast and frequent commuter train service to both Victoria/London Bridge (approx. 45 minutes) and Brighton. This attractive village is surrounded by some particularly beautiful Sussex countryside with the Ashdown Forest being only some 10 minutes drive by car. 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 Newick office on the green head west along the A272 towards Haywards Heath until reaching the turning to Newick Drive on the left. Proceed up Newick Drive, going up the hill, round the bend and number 21 will be on your left just before the shops.





Ground Floor
Approximate Floor Area
777.80 sq ft
(72.26 sq m)

First Floor
Approximate Floor Area
514.94 sq ft
(47.84 sq m)

Garage
Approximate Floor Area
134.11 sq ft
(12.46 sq m)

Approximate Gross Internal Area (Excluding Garage) = 120.10 sq m / 1292.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Newick

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