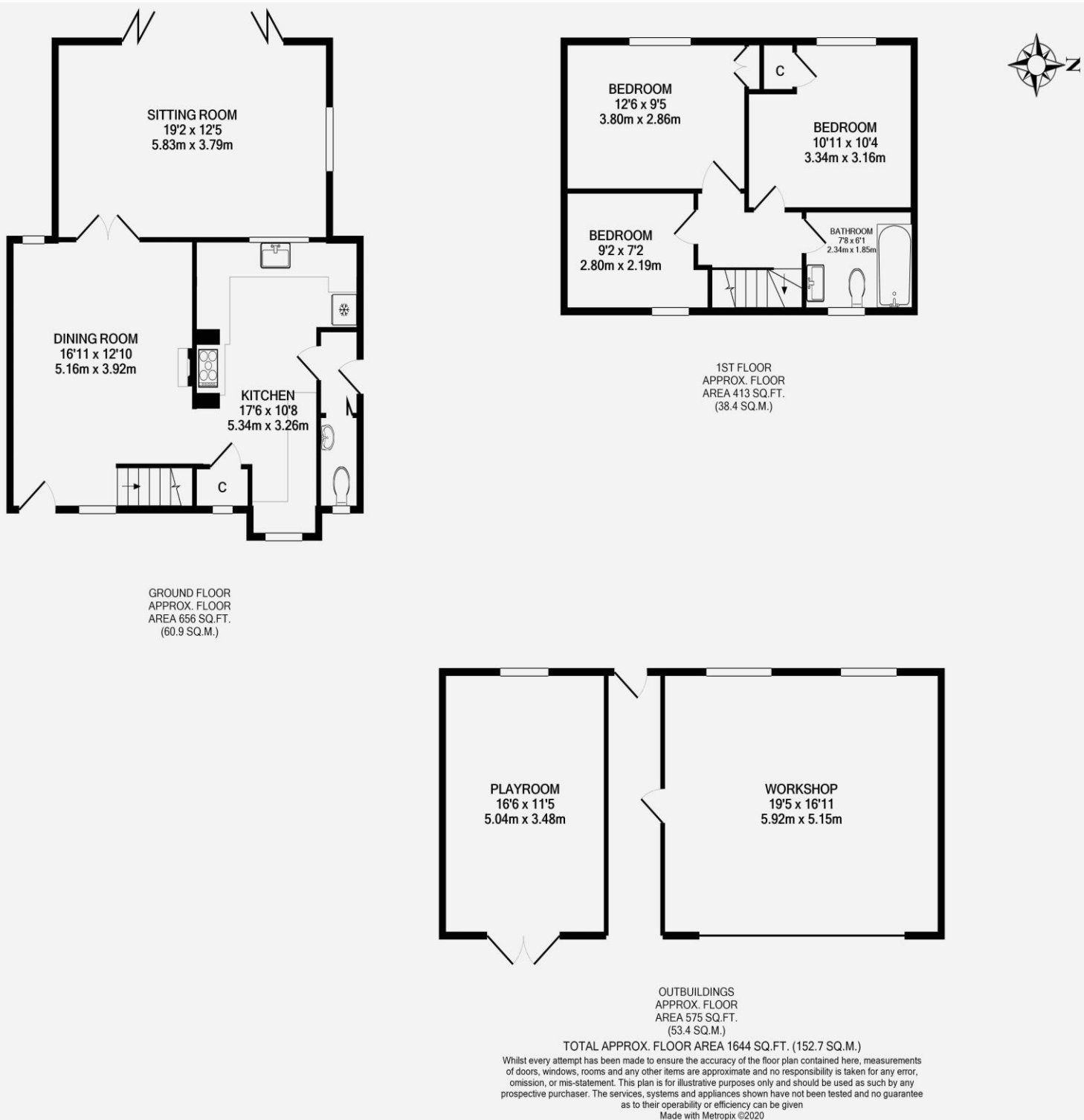


# The floorplan...



*A beautifully presented, extended 3 bedroom semi-detached house with great home office in the lovely west facing rear garden*

£425,000  
Freehold

6 Allington Crescent,  
Newick BN8 4NT



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*More details from...*

call: Newick office: **01825 722288**

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## *In brief...*

- DINING ROOM
- KITCHEN
- DOWNSTAIRS CLOAKROOM/WC
- SITTING ROOM WITH BIFOLD DOORS
- 3 BEDROOMS
- BATHROOM
- FRONT GARDEN
- DRIVEWAY
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- WEST FACING REAR GARDEN
- DOUBLE GARAGE/WORKSHOP & HOME OFFICE
- EPC C



## *In more detail...*

A beautifully presented 3 bedroom semi-detached house which has been considerably extended on the ground floor and has a **great home office** at the bottom of the lovely west facing garden

The front door leads straight into the 18'11 x 12'10 dining room which has stairs rising to the first floor, a fireplace with gas fire and double doors to the superb 19'2 x 12'5 sitting room with bifold doors to the garden.

The kitchen is accessed from the dining room and has a great range of units with butler sink, 5 ring gas hob & electric double oven. Off the kitchen is the side lobby with external door and downstairs cloakroom/wc.

On the first floor is the landing with three bedrooms (two to the rear and one to the front) and a modern bathroom with bath and power shower. The attic can be accessed from the landing and has a Velux window.

Further features include double glazing and gas fired central heating with a new boiler.

The front garden is laid to lawn and has a **driveway** to side providing off road parking. To the rear is the **lovely west facing garden** with patio area and remainder laid mainly to lawn with raised flower borders.

At the bottom of the garden is the great brick built home office with double glazed doors, electric heating and hardwired broadband. To the side of this is a double garage/workshop although at present there is no car access to it. Behind the garage is a compost area.



## *The location...*

The property forms part of this established residential close made up of similar properties on the southern edge of this popular village within walking distance of the Ofsted rated 'outstanding' Newick primary school with other local facilities including a variety of shops, 3 inns, restaurant, café, thriving parish church and garage. The modern area health centre and picturesque village green are also nearby with passing bus services to some of the surrounding districts including Uckfield and Haywards Heath (about 7 miles). Haywards Heath provides a comprehensive shopping centre and excellent leisure facilities together with mainline railway station with a fast and frequent train service to both London (about 45 minutes) and Brighton. This sought after part of Sussex is surrounded by extensive areas of open countryside including the Ashdown Forest.

**DIRECTIONS:** From our office on the green at Newick, head west along the A272 in the direction of Haywards Heath and take the last wide turning on the left on coming out of the village which is Allington Road. Proceed along this road for a few hundred yards going past West Point on the left, and then turn left into Allington Crescent. Number 6 will be found on the left hand side.

## *Worth bearing in mind...*

The outbuildings at the bottom of the garden have great annexe potential subject to the necessary consents.



*The extended sitting room with bifold doors to the garden is a real feature*

