



18 Marbles Road, Newick BN8 4LR

£450,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

18 Marbles Road

A much sought after **TWO BEDROOM SEMI-DETACHED BUNGALOW** set on a generous end plot with rear and side garden, garage and driveway.

The double glazed front door leads into the hall which has two deep storage cupboards (one housing the gas fired boiler), a glazed screen and door to the **THROUGH SITTING ROOM/DINING ROOM** which has double glazed window to front and double doors to the rear garden.

The kitchen has a built in electric double oven & hob and has a door to the side. The **SHOWER ROOM/WET ROOM** has a walk in shower, wash hand basin & a wc. There are two bedrooms, one to the front & one to the rear.

Further benefits include gas fired central heating & double glazing.

To front is a lawned garden with a **DRIVEWAY & DETACHED GARAGE** to the side. There are further **GARDENS** to side & rear with patio, lawn & flower borders.

- THROUGH SITTING ROOM
- TWO BEDROOMS
- KITCHEN
- WALK IN SHOWER ROOM/WET ROOM
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- DRIVEWAY & DETACHED GARAGE
- GARDENS TO THREE SIDES
- FREEHOLD EPD D COUNCIL TAX BAND D LEWES



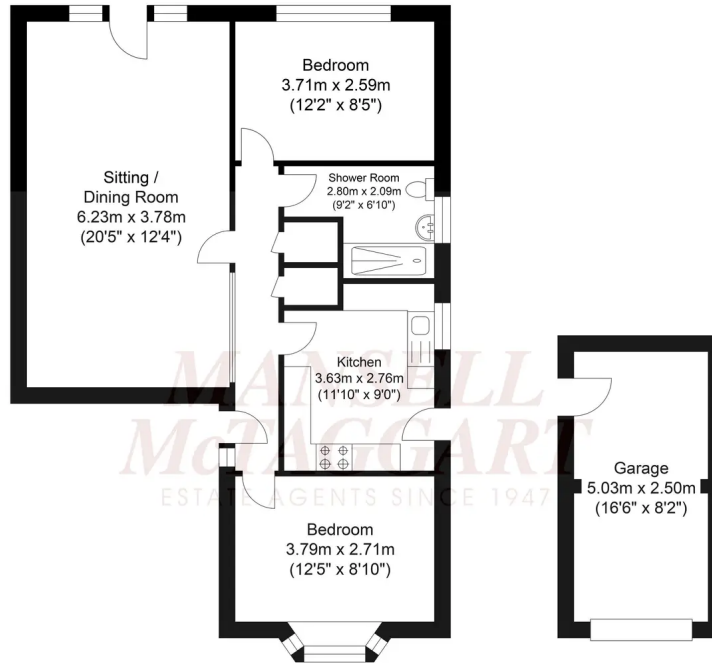


18 Marbles Road

The property is located in a popular no through road in the heart of this pretty Sussex village with its delightful green within walking distance and with easy access to all the local amenities including a range of traditional shops, convenience stores, pharmacy and bakery together with 3 pubs, a restaurant, a café, an interesting old parish church, a modern area health centre, garage and an 'outstanding' primary school. The village also has various sports clubs and leisure groups and is surrounded by glorious open countryside being close to the Chailey Common nature reserve which is interspersed with public footpaths and bridleways linking with the neighbouring districts and villages. The towns of Uckfield (approx. 5 miles) and Haywards Heath (approx. 7 miles) offer a more extensive range of shopping and leisure facilities, the latter having a mainline railway station with fast and regular services to London (Victoria/London Bridge approx. 45 minutes).



DIRECTIONS From our office on the green go up the road opposite which is Church Road, go past the Royal Oak pub and then take the first turning on the right which is Oldaker Road. Continue along the road for a few hundred yards and Marbles Road will be on your right and number 18 is the last property on the left before the medical centre.



Ground Floor
Approximate Floor Area
730.65 sq ft
(67.88 sq m)

Garage
Approximate Floor Area
135.41 sq ft
(12.58 sq m)

Approximate Gross Internal Area (Excluding Garage) = 67.88 sq m / 730.65 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Newick

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