



42 Oldaker Road, Newick BN8 4LP

Guide Price £375,000 to £385,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

42 Oldaker Road

A very well presented 3 BEDROOM TERRACED HOUSE overlooking an open green with conservatory & west facing rear garden.

The front door leads into the hall which has stairs rising to the first floor and a SHOWER ROOM/WC. Off the hall is the THRU LOUNGE/DINING ROOM which has a bay window to front & sliding patio doors to the rear that leads to the CONSERVATORY which then leads onto the garden. Also off the hall, to the rear, is the well equipped kitchen with range cooker, fridge, dishwasher & Bosch fridge/freezer.

On the first floor is the landing, three bedrooms & the bathroom. Two of the bedrooms are to the rear and one is to the front with fine views & a range of built in cupboards. Bedroom two has gloss hinged Hammonds wardrobes. The bathroom has a bath/shower pod with rainfall shower & jets.

The front garden is laid to lawn with flower borders & the WEST FACING REAR GARDEN has areas of decking and lawn and a rear gate to a twitten that leads to a GARAGE in a compound.

- HALL & GROUND FLOOR SHOWER ROOM/WC
- THROUGH LOUNGE/DINING ROOM
- WELL EQUIPPED KITCHEN
- 3 BEDROOMS & BATHROOM
- CONSERVATORY
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- FRONT & REAR GARDENS
- GARAGE IN COMPOUND
- FREEHOLD EPC C COUNCIL TAX BAND D LEWES





42 Oldaker Road

The property is located 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, bakery and café together with 3 pubs, a restaurant, an interesting old parish church, a modern area health centre, garage and an Ofsted rated 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 & Ashdown Forest. 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 Newick office take the road opposite going across the green which is Church Road going past the Royal Oak Inn on the left and turning first right into Oldaker Road. No. 42 can be found a few hundred yards along on the right hand side off set from the road overlooking an area of open green.

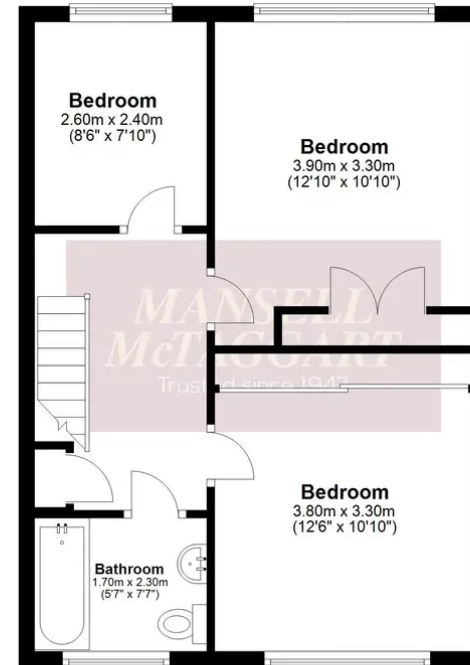
Ground Floor

Approx. 45.1 sq. metres (485.1 sq. feet)



First Floor

Approx. 45.2 sq. metres (487.0 sq. feet)



Total area: approx. 90.3 sq. metres (972.1 sq. feet)

Illustration for identification purposes only. Measurements are approximate. Not to scale.
Plan produced using PlanUp.

Mansell McTaggart Newick

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