



25 The Rough, Newick BN8 4NS

£385,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

25 The Rough

A popular 3 BEDROOM SEMI-DETACHED HOUSE with generous accommodation (1,143 sq ft), a conservatory, three good sized bedrooms all with built in cupboards and a brick paved driveway.

The front door is to the side of the property and opens into the hall which has stairs rising to the first floor and a cloakroom/wc. The LIVING ROOM/DINING ROOM is to the front and has a WOODBURNER and at the end of which is the kitchen which has a built in oven & hob. A door from the kitchen leads to the CONSERVATORY/UTILITY ROOM.

Also off the hall is an OFFICE which was originally the rear half of the garage, the front of which is now a store with an electric door.

On the first floor are 3 bedrooms, all with built in cupboards and a family bathroom. Further benefits include gas fired central heating and double glazing.

Outside there is a lawned front garden with tree & hedged surround, a BRICK PAVED DRIVEWAY leading to the store and to the rear is a delightful garden with patio, lawn, timber shed & hedging.

- ENTRANCE HALL & DOWNSTAIRS CLOAKROOM/WC
- LOUNGE/DINING ROOM WITH WOODBURNER
- KITCHEN WITH OVEN & HOB
- CONSERVATORY/UTILITY ROOM & OFFICE
- 3 BEDROOMS ALL WITH CUPBOARDS & BATHROOM
- DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- FRONT & REAR GARDENS
- BRICK PAVED DRIVEWAY LEADING TO STORE
- FREEHOLD EPC D COUNCIL TAX BAND D LEWES





25 The Rough

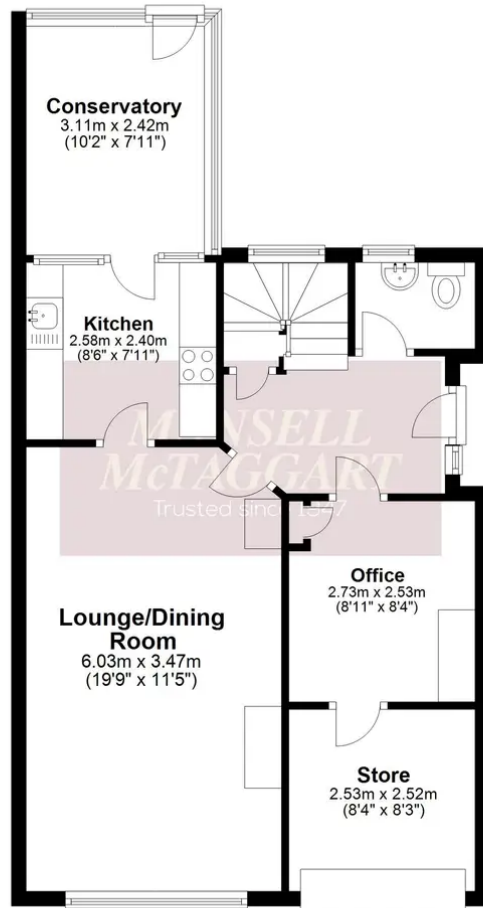
The property is located in a popular road within a short walk of the central village green and the various local amenities. Newick is a thriving rural village with a range of traditional shops (bakers, pharmacy & hairdressers) and 2 convenience stores (one with post office facilities), 3 pubs, a restaurant, a café, an interesting old parish church, a modern area health centre and close to the 'outstanding' primary school. Additionally there are various sports clubs and leisure groups and the village is surrounded by glorious open countryside being within easy reach of the fine open areas of the Ashdown Forest and close to the Chailey Common nature reserve. 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 head up the road opposite, which is Church Road going past the Royal Oak Inn and then turning first right into Oldaker Road. Carry along this road taking the second on the left into The Rough and number 25 can be found on the left towards the top.

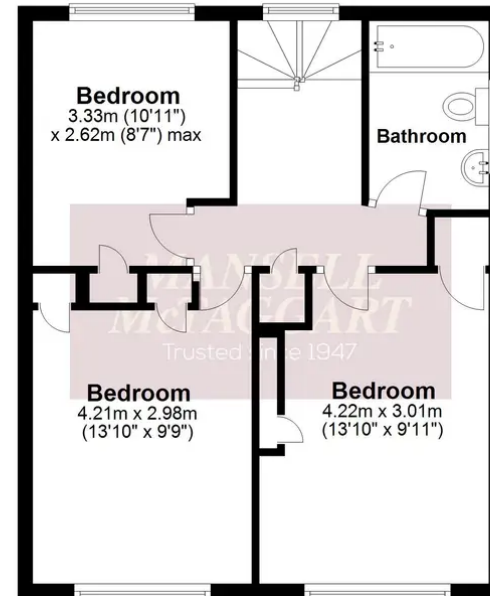
Ground Floor

Approx. 59.5 sq. metres (640.7 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.9 sq. feet)



Total area: approx. 106.2 sq. metres (1143.6 sq. feet)

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

Mansell McTaggart Newick

Mansell McTaggart, 3a The Green - BN8 4LA

01825 722288

new@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/newick

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.