



Flat 5, 20-22 High Street, Newick BN8 4LQ

£207,500 Leasehold

Lewes



**MANSELL
McTAGGART**
— Trusted since 1947 —

Flat 5, 20-22 High Street, Newick

A second floor ONE BEDROOM FLAT which is rarely found in this popular village with open plan living/kitchen and ALLOCATED PARKING SPACE.

The communal front door which is located on the side of the building leads into a hall with stairs rising to the first floor. The door to Flat 5 is here and a further staircase leads up to the second floor and your hall.

Off the hall, is the bedroom which has a window to the front. Also off the hall is the double aspect OPEN PLAN LIVING ROOM/KITCHEN with a good sized lounge/dining area. The kitchen is well equipped with fridge/freezer, washer/drier, electric oven & hob and a gas fired combi boiler.

There is also a shower room/wc and further benefits include gas fired central heating and double glazing. Outside, to the rear of the property, is the parking space located on the back wall next to the shed.

- LEASEHOLD WITH NEW 125 YEAR LEASE EPC B
- COUNCIL TAX BAND B LEWES
- OPEN PLAN LIVING ROOM/KITCHEN
- KITCHEN AREA WITH OVEN, HOB, FRIDGE/FREEZER & WASHER/DRIER
- SHOWER ROOM/WC
- ALLOCATED PARKING SPACE
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- ONE BEDROOM SECOND FLOOR FLAT



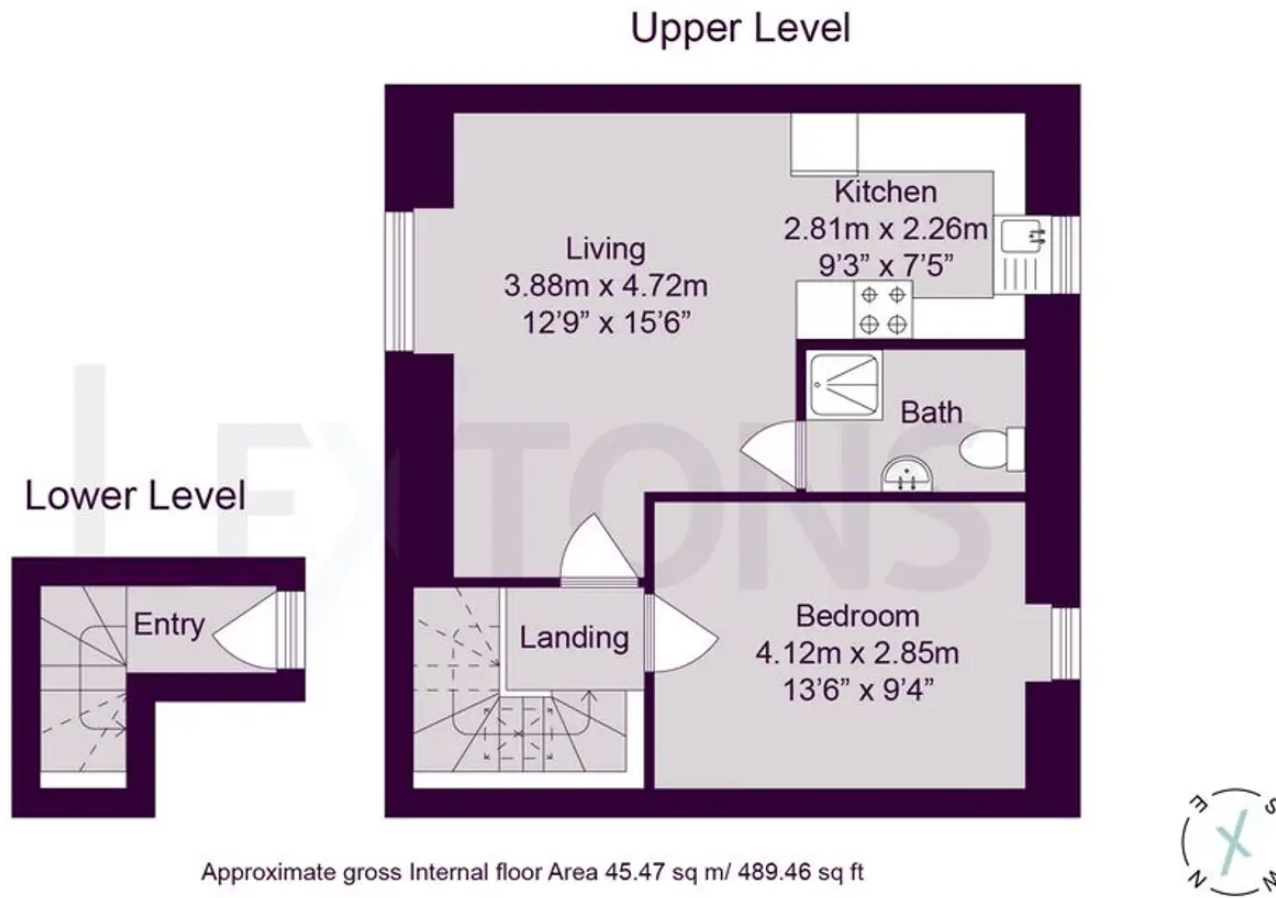
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The property is situated on the interesting old High Street a few hundred yards west of the picturesque village green. Newick offers a good selection of local amenities which include a bakers, chemist, 2 convenience stores, hairdressers, restaurant, café, 3 pubs, Ofsted outstanding primary school, old parish church and a modern area health centre.

There are bus services to the surrounding districts including Haywards Heath (about 7 miles) with its comprehensive shopping facilities and main line railway station with fast and frequent train service to both London (Victoria/London Bridge approx. 45 minutes) and Brighton. The area in general offers a variety of recreational facilities including superb open countryside at the Ashdown Forest and the nearby Chailey Nature Reserve.

DIRECTIONS From our office on Newick village green, proceed in a westerly direction towards Haywards Heath for about 200 yards and property is the white building on your right





Approximate gross Internal floor Area 45.47 sq m/ 489.46 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Mansell McTaggart Newick

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