



56 Oldaker Road, Newick BN8 4LP

£475,000



**MANSELL  
McTAGGART**  
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# 56 Oldaker Road

A modern THREE BEDROOM DETACHED HOUSE with the useful addition of a conservatory across the back of the property and a former garage which has been converted into a STUDIO/HOME OFFICE

The front door leads into the hall which has stairs rising to the first floor and a downstairs cloakroom/wc. Off the hall is a through 21'7 x 12'4 SITTING ROOM/DINING ROOM with a deep bay window to the front, hatch to the kitchen and double doors to the CONSERVATORY which wraps along the rear of the property and has double doors to the garden & an open archway into the kitchen.

On the first floor is the landing off which there are 3 bedroom (one to the front & 2 to the rear) and the bathroom. Further benefits include double glazing & gas fired central heating.

To the front is a driveway with off street parking and a lawned garden with mature shrubs and trees. The rear garden has a patio, a lawned area with mature shrubs and former garage that is now a studio/home office/gym.

- HALL & DOWNSTAIRS CLOAKROOM/WC
- 21'7 X 12'4 THROUGH SITTING ROOM/DINING ROOM
- FULL WIDTH CONSERVATORY
- KITCHEN
- THREE BEDROOMS & BATHROOM
- DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- FRONT GARDEN & DRIVEWAY
- REAR GARDEN WITH STUDIO/HOME OFFICE
- FREEHOLD EPC C COUNCIL TAX BAND D LEWES







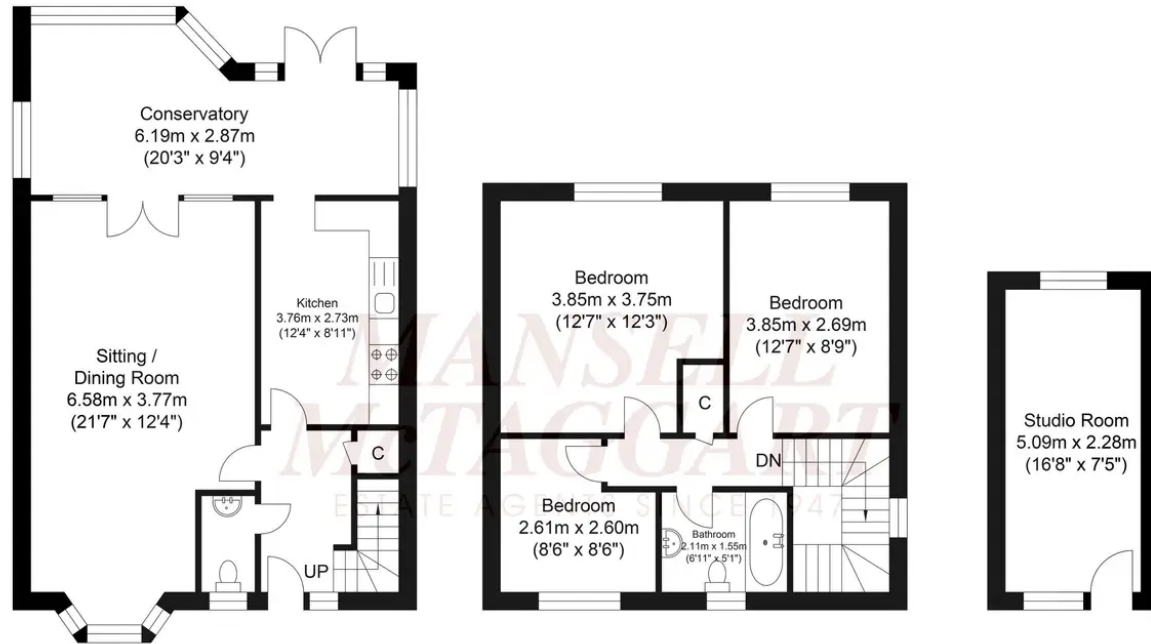
## 56 Oldaker Road

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 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 Newick office on the village green take the road opposite which is known as Church Road and Oldaker Road is the first turning on the right hand side. Number 56 is towards the end of the road on your right.





Ground Floor  
Approximate Floor Area  
610.31 sq ft  
(56.70 sq m)

First Floor  
Approximate Floor Area  
463.17 sq ft  
(43.03 sq m)

Outbuilding  
Approximate Floor Area  
124.96 sq ft  
(11.61 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 99.73 sq m / 1073.48 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Newick

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