



3 West Point, Newick BN8 4NU

£449,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

3 West Point

A RECENTLY RE-DECORATED, EXTENDED 3 BEDROOM SEMI-DETACHED HOUSE with useful ANNEXE, a lovely 82ft WEST FACING REAR GARDEN and available with NO ONWARD CHAIN

On the ground floor there is an entrance porch leading to an entrance hall with stairs rising to first floor, a modern kitchen with built-in oven and hob, a sitting room to front with archway to dining room having patio doors to garden. The annexe is off the kitchen and comprises a kitchen area, a living/bedroom area and an en suite shower room/wc. There are further patio doors from the annexe kitchen area onto the garden.

On the first floor there are two bedrooms to the front and one bedroom to the rear, all with built-in wardrobe cupboards. There is also a family bathroom with white suite. Additional benefits included double glazing, new carpets and gas fired central heating.

To the front is a good sized lawned garden and long brick paved driveway - to the rear is a lovely west facing garden measuring approx. 82' x 32'. A large patio abuts the rear of the property with the remainder mostly laid to lawn enhanced by flower borders and a timber shed.

- RECENTLY RE-DECORATED, EXTENDED 3 BEDROOM SEMI-DETACHED HOUSE WITH ANNEXE & 82FT WEST FACING GARDEN
- PORCH, HALL & MODERN KITCHIN WITH OVEN & HOB
- SITTING ROOM WITH ARCHWAY TO DINING ROOM
- VERSATILE ANNEXE WITH LIVING/BEDROOM AREA. KITCHEN AREA & SHOWER ROOM/WC
- THREE BEDROOMS & BATHROOM
- DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, NEW CARPETS & NO ONWARD CHAIN
- DEEP FRONT GARDEN, LONG BRICK PAVED DRIVEWAY & LOVELY 82FT WEST FACING REAR GARDEN
- SCOPE FOR FURTHER EXTENSION SUBJECT TO THE NECESSARY PERMISSIONS





3 West Point

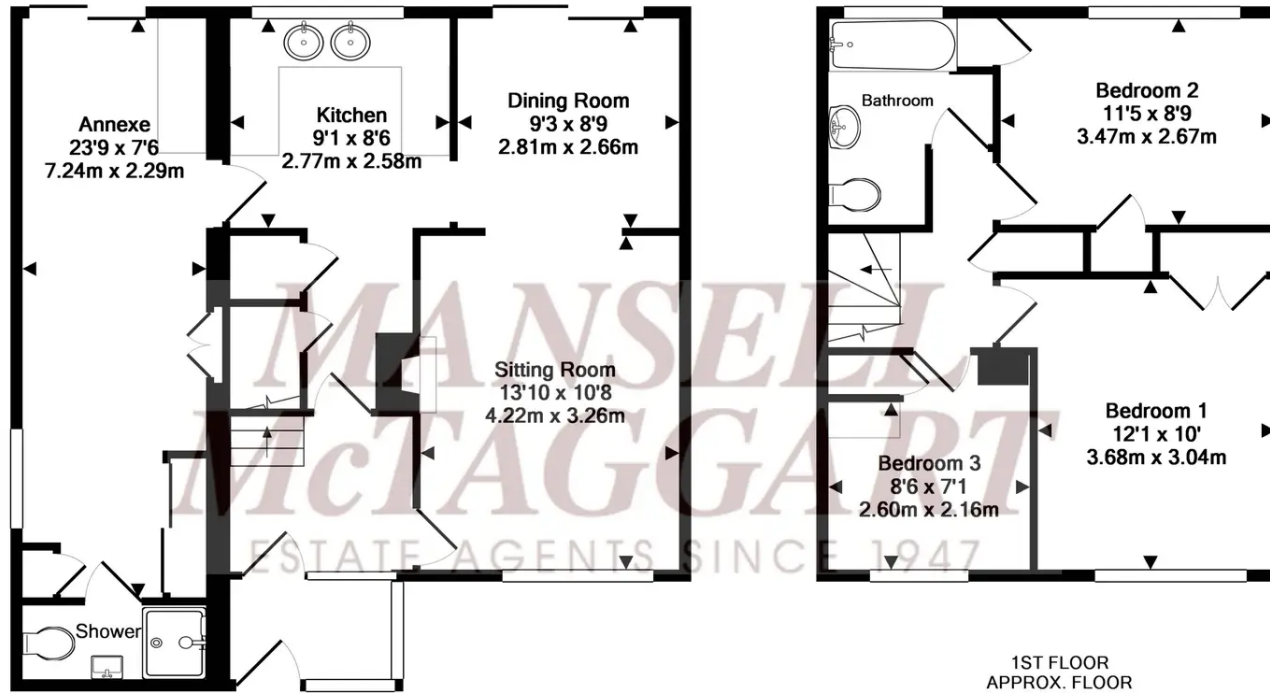
The property is situated in a popular close just off Allington Road in this unspoilt Sussex village with its pretty central green and various excellent amenities including convenience stores, pharmacy and local bakery. There are also a number of sports clubs and leisure groups, a modern area health centre, a lovely parish church, 3 pubs, a restaurant, a café and an outstanding primary school just a few minutes walk in Allington Road.

Additionally, there are bus routes to some of the surrounding districts including Uckfield (approx. 5 miles) and Haywards Heath (approx. 7 miles), the latter providing a fast and frequent commuter train services to London (Victoria/London Bridge approx. 45 minutes). A further attraction of the area is the glorious open countryside nearby including the Chailey Common Nature Reserve and the vast areas of the Ashdown Forest.

DIRECTIONS From our office on the village green at Newick, head west along the A272 in the direction of Haywards Heath, taking the last wide turn on the left which is Allington Road. Proceed along this road and then turn left into West Point and the property can be found on the left.

FREEHOLD EPC C COUNCIL TAX BAND D LEWES





GROUND FLOOR
APPROX. FLOOR
AREA 692 SQ.FT.
(64.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 428 SQ.FT.
(39.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1119 SQ.FT. (104.0 SQ.M.)

Whilst every effort has been made to ensure accuracy, measurements are approximate and no responsibility is taken for error or omission. Total floor area includes garages and outbuildings.
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Mansell McTaggart Newick

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