



30 Oldaker Road, Newick BN8 4LW

£430,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

30 Oldaker Road

A **BEAUTIFULLY PRESENTED 3 BEDROOM SEMI-DETACHED HOUSE** having been significantly improved by the current owner and located in the heart of this sought after village.

On the ground floor there is a porch, a hall with stairs rising to the first floor & a downstairs cloakroom/wc. The **DOUBLE ASPECT SITTING/DINING ROOM** has a new wood burner, a contemporary vertical radiator and double doors to the garden. To the rear is the impressive **RECENTLY FITTED KITCHEN** which also has a range cooker.

On the first floor there are 3 bedrooms, a modern bathroom with white suite and **FAR REACHING VIEWS** from the front elevation. The property further benefits from double glazing and a **NEW GAS FIRED BOILER & CENTRAL HEATING SYSTEM**.

To the front is a pretty, lawned garden, a **DRIVEWAY** leading to **GARAGE** and at the rear is a lawned garden with paved terrace, flower beds & borders & a shed.

- A BEAUTIFULLY PRESENTED 3 BEDROOM SEMI-DETACHED HOUSE WITH GARAGE MUCH IMPROVED BY THE CURRENT OWNER
- PORCH, HALL & DOWNSTAIRS CLOAKROOM/WC
- DOUBLE ASPECT SITTING/DINING ROOM WITH NEW WOOD BURNER
- RECENTLY RE-FITTED KITCHEN WITH RANGE COOKER
- THREE BEDROOMS & BATHROOM
- DOUBLE GLAZING, NEW GAS BOILER/CENTRAL HEATING & EXTENSIVELY RE-DECORATED
- DRIVEWAY & GARAGE
- FRONT & REAR GARDENS AND FAR REACHING VIEWS
- FREEHOLD EPC C COUNCIL TAX BAND D LEWES





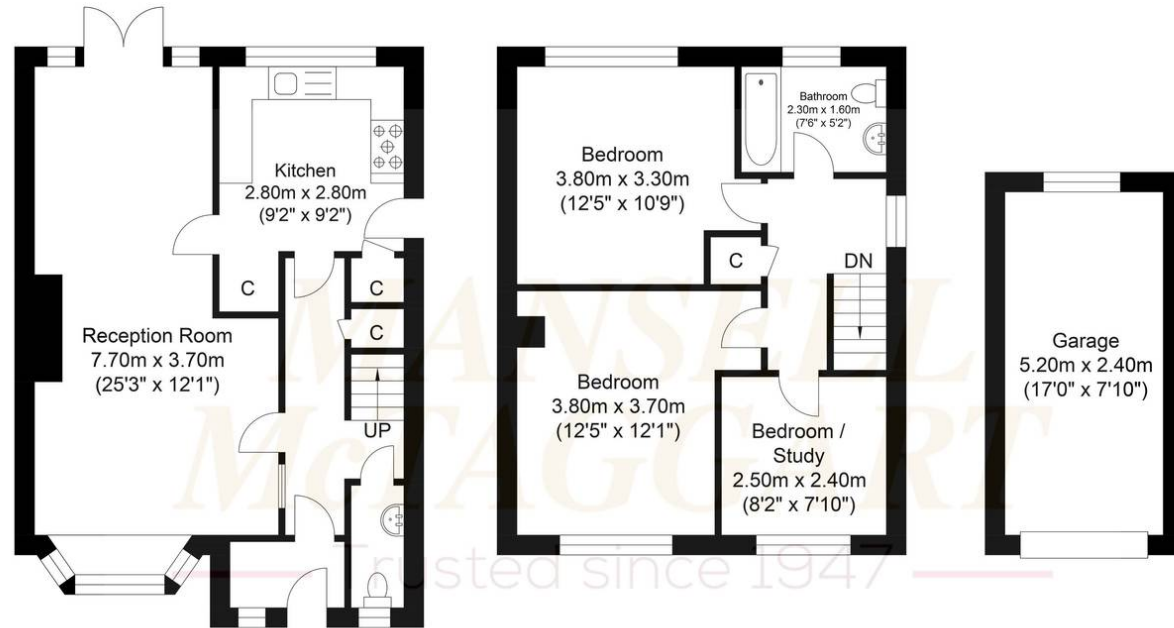
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The property is located in the heart of this pretty Sussex village with its delightful green within walking distance and with easy access to all the local amenities and a range of traditional shops including 2 convenience stores, pharmacy, bakery and 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 30 will then be on your right.





Ground Floor
Approximate Floor Area
470.70 sq ft
(43.73 sq m)

First Floor
Approximate Floor Area
427.97 sq ft
(39.76 sq m)

Garage
Approximate Floor Area
134.33 sq ft
(12.48 sq m)

Approximate Gross Internal Area (Excluding Garage) = 83.49 sq m / 898.67 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Newick

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