



Little Roughwood Lower Station Road, Newick BN8 4HT

£600,000



**MANSELL
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Little Roughwood

A detached 3 bedroom chalet style property in need of improvement but offering great potential set in this prestigious road on an east facing **0.4 ACRE PLOT**.

The front door leads into the hall off which are the downstairs cloakroom, 2 storage cupboards, stairs to the first floor and door giving side access. The **SITTING ROOM** is at the rear and has a fireplace and doors opening onto the garden.

The kitchen is also at the rear and has a window and door to the rear garden. The dual aspect **DINING ROOM** is to the front and also has a fireplace. There is a ground floor bedroom facing to the front which has an en suite bathroom with bath & separate shower cubicle. On the first floor are **TWO GOOD SIZED BEDROOMS** with eaves and a further bathroom.

The grounds are neglected but could be lovely. There is a **DRIVEWAY** with parking for several cars and **DETACHED GARAGE**. Both the front & rear gardens are well stocked with mature shrubs & trees.

- HALL & DOWNSTAIRS CLOAKROOM
- SITTING ROOM WITH FIREPLACE & DOORS TO GARDEN
- DINING ROOM WITH FIREPLACE
- KITCHEN
- GROUND FLOOR BEDROOM WITH EN SUITE BATH/SHOWER ROOM
- TWO FIRST FLOOR BEDROOMS & BATHROOM
- DRIVEWAY & GARAGE
- MATURE EAST FACING 0.4 ACRE PLOT WHICH ARE IN NEED OF ATTENTION
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- FREEHOLD EPC D COUNCIL TAX BAND F LEWES





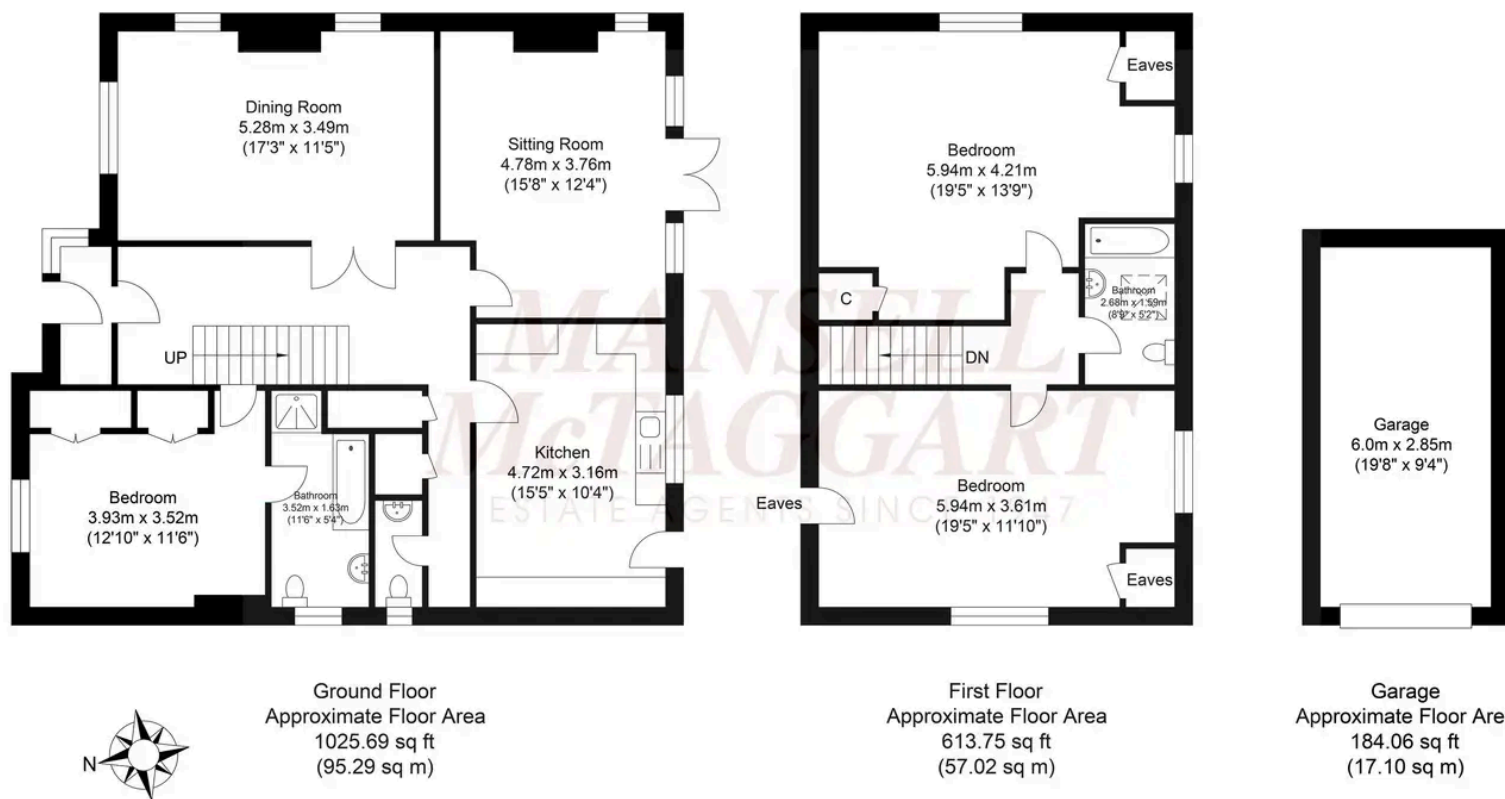
Little Roughwood

Situated on the western fringe of this popular village, the property enjoys a most delightful lightly wooded setting within this prestigious road of quality homes enjoying good access to Newick's amenities which include two convenience stores, one with post office facilities, pharmacy, local bakery, an outstanding village school, 3 pubs, café, restaurant, a modern area health centre and lovely old parish church. The village also boasts a number of social and leisure groups and sports clubs including tennis and bowls.

Additionally, the nearby towns of Uckfield (4 miles east), Lewes 7 miles south, and Haywards Heath (7 miles west) offer good shopping the latter also offer an excellent main line rail service to London (Victoria/London Bridge about 45 minutes). The lovely open areas of the Ashdown Forest are also nearby.

DIRECTIONS: From our Newick office head west along the A272 towards North Chailey heading out of the village, going past Allington Road and Oxbottom Lane on your left, taking the next left turning into Lower Station Road itself, and 'Little Roughwood' can be found a few yards along on the left hand side.





Mansell McTaggart Newick

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