



20 Leveller Road, Newick BN8 4PL

£410,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

20 Leveller Road

A beautifully presented and much improved THREE BEDROOM END OF TERRACED HOUSE overlooking an open green & with great views to the rear. A double glazed front door leads into the hall which has a utility cupboard for washing machine & tumble dryer, a downstairs cloakroom & stairs to the first floor.

Off the hall is the THROUGH LOUNGE/DINING ROOM which has a bay window to the front and double doors at the rear which lead into the UPVC CONSERVATORY which then flows onto the garden. The RE-FITTED KITCHEN is at the rear and has an electric oven & gas hob.

On the first floor is the landing, off which there are three bedrooms and a RE-FITTED BATHROOM. Two of the bedrooms are to the rear and have AMAZING VIEWS towards Ashdown Forest & Fletching church.

The gardens wrap around the property and are laid to lawn with flower beds & patio. There is a garage (Number 20) in a nearby block. There are also 2 parking spaces to the side.

- HALL, DOWNSTAIRS CLOAKROOM & RE-FITTED KITCHEN
- THROUGH LOUNGE/DINING ROOM & CONSERVATORY
- THREE BEDROOMS (TWO WITH GREAT VIEWS TOWARDS ASHDOWN FOREST) & RE-FITTED BATHROOM
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- WRAP AROUND GARDENS TO FRONT, SIDE & REAR
- GARAGE IN NEARBY BLOCK & 2 PARKING SPACES
- FREEHOLD EPC D COUNCIL TAX BAND D LEWES





20 Leveller Road

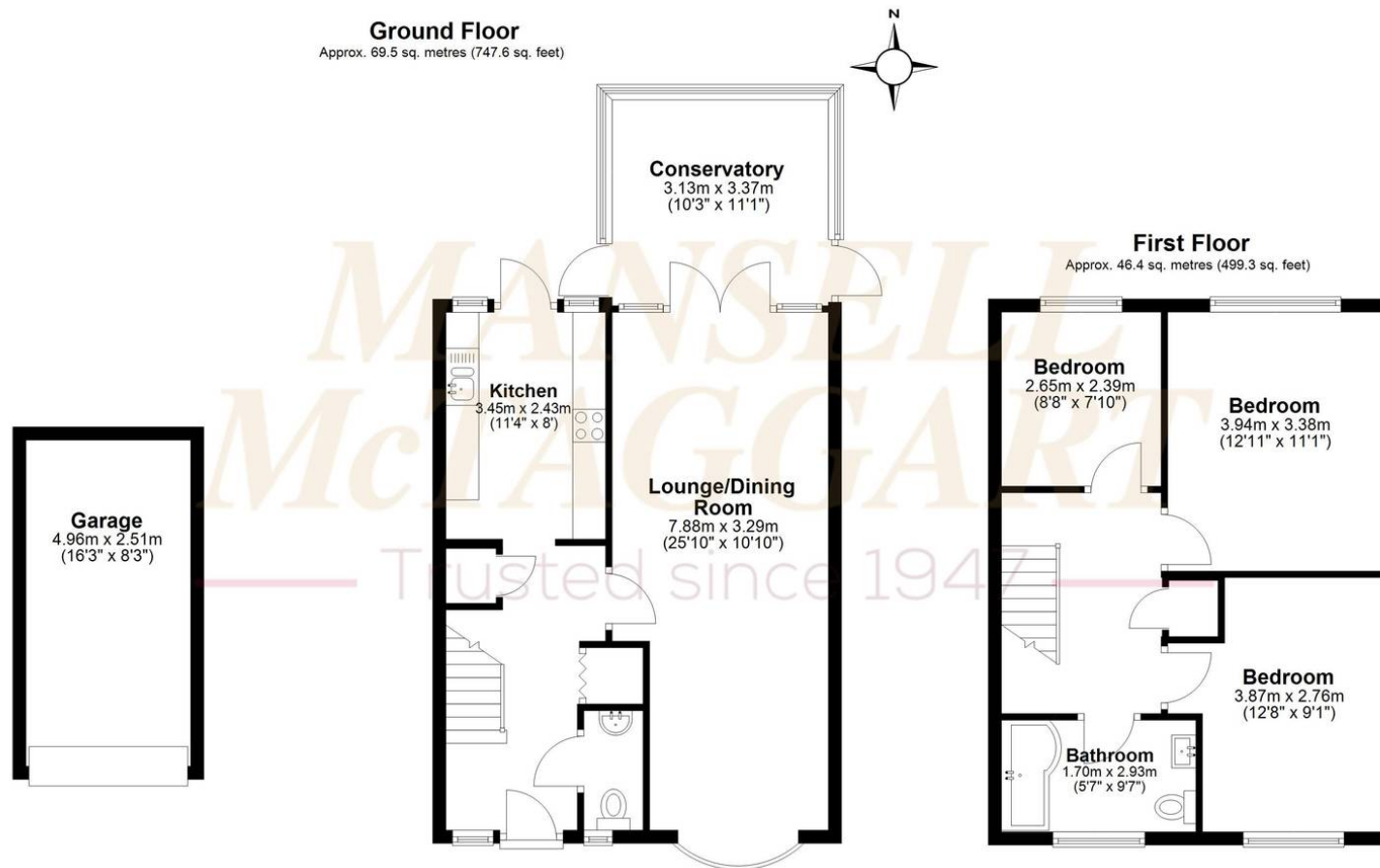
The property overlooks an open green within walking distance of the village centre and forms part of a popular development of similar Georgian style properties enjoying easy access to the excellent local amenities which include a chemist, bakers, 2 convenience shops (one with post office facilities), café, 'outstanding' primary school, 3 pubs, restaurant, interesting old parish church and a modern area health centre.

There are bus services available to some of the surrounding districts including Haywards Heath (about 7 miles), which provides a large and comprehensive shopping centre together with a main line railway station with fast and frequent train service to both London (Victoria/London Bridge about 45 minutes) and Brighton.

DIRECTIONS

From our office on Newick village green take the road directly opposite which is Church Road, going past the Royal Oak Inn on your left hand side and then turn first right into Oldaker Road and Leveller Road is second on the right. Number 20 is the first property of the terrace overlooking the green.





Mansell McTaggart Newick

Mansell McTaggart, 3a The Green – BN8 4LA

01825 722288

new@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/newick

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.