



54 Cricketfield, Newick BN8 4LL

£425,000



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McTAGGART**  
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## 54 Cricketfield

A highly versatile THREE/FOUR BEDROOM SEMI-DETACHED CHALET BUNGALOW which has been extended by the current owner with a SOUTH/WEST FACING GARDEN

A double glazed front door leads into the lounge which has an open fire and opens onto the 21'7 × 8'11 KITCHEN/DINING ROOM which has an electric double oven & hob and BIFOLD DOORS to the garden.

Also on the ground floor are two bedrooms, one with built in wardrobes & one which could be used as a study, and there is a bathroom. On the first floor there are two more bedrooms, a cloakroom/wc and a useful landing area. Further benefits include gas fired central heating & double glazing.

Outside there is a lawned front garden, a DRIVEWAY for off street parking, side access and a south-west facing rear garden with patio, lawn, two timber sheds & a wood shed.

- AN EXTENDED THREE/FOUR BEDROOM SEMI-DETACHED CHALET BUNGALOW WITH SOUTH/WEST FACING REAR GARDEN
- ENTRANCE HALL, LOUNGE & KITCHEN/DINING ROOM
- TWO GROUND FLOOR BEDROOMS (ONE COULD BE USED AS A STUDY) & BATHROOM
- TWO FIRST FLOOR BEDROOMS & CLOAKROOM/WC
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- FRONT GARDEN, DRIVEWAY & SOUTH/WEST FACING REAR GARDEN
- FREEHOLD COUNCIL TAX BAND C LEWES EPC C





# 54 Cricketfield

## LOCATION

Cricketfield lies off Newick Hill which is a rural lane but still enjoys excellent access to the local amenities of Newick which include two convenience stores, pharmacy, local bakery & health centre.

Additionally there are sports facilities to include tennis and bowls clubs, a garage, 3 pubs, a restaurant, café, a sought after (rated outstanding) village primary school in Allington Road and lovely old parish church.

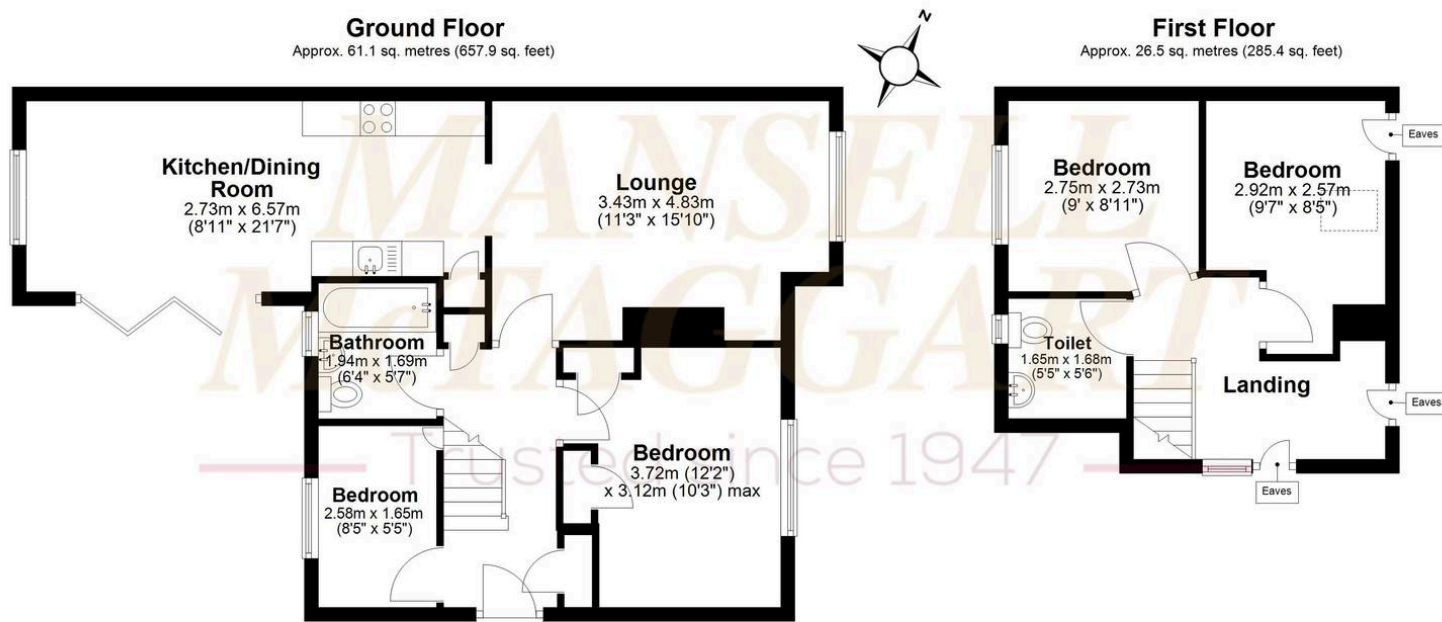
This pretty Sussex village with central green is ideally located for those wishing to commute from Haywards Heath (about 7 miles), with its fast rail service to London (Victoria/London Bridge about 45 minutes) and Brighton.

There is lovely open countryside in the area to include public footpaths/walks, with the Ashdown Forest being some 10/15 minutes drive.

## DIRECTIONS:

From our office on the village green head west in the direction of Haywards Heath along the A272 taking the first turning on the right after a couple of hundred yards which is Newick Hill. Then take the first right, which is Cricketfield, turn immediately left and number 54 will be on your left.





## Mansell McTaggart Newick

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