



35 Newick Drive, Newick BN8 4NY

£360,000



**MANSELL
McTAGGART**
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35 Newick Drive

A beautifully presented THREE BEDROOM TERRACED HOUSE with re-fitted kitchen & bathroom and a garage in a nearby compound.

The front door leads into a useful porch area and then on into the hall. To the front is the LUXURIOUS KITCHEN with oven, hob, wine fridge, integrated fridge/freezer & dishwasher. At the rear the lounge/dining room has double doors onto the garden.

On the first floor are three bedrooms, all with built in wardrobes and one with fine VIEWS. There is also an impressive RE-FITTED BATHROOM. Further benefits include a burglar alarm, solar panels, gas fired central heating with new boiler & double glazing.

At the front is a pretty garden & at the back is a lovely REAR GARDEN with lawn, paved terrace and gated rear access that leads to the compound where there is a GARAGE that is set up as two secure stores with light, power & alarm.

- A BEAUTIFULLY PRESENTED THREE BEDROOM TERRACED HOUSE WITH REFITTED KITCHEN & BATHROOM AND GARAGE IN COMPOUND
- PORCH & HALL
- LOUNGE/DINING ROOM WITH PATIO DOORS TO THE GARDEN
- LUXURIOUS WELL EQUIPPED KITCHEN
- THREE BEDROOMS & RECENTLY FITTED BATHROOM
- DOUBLE GLAZING, GAS FIRED CENTRAL HEATING WITH NEW BOILER, SOLAR PANELS, BURGLAR ALARM & VIEWS
- LOVELY GARDENS TO FRONT & REAR
- GARAGE IN COMPOUND ARRANGED AS TWO SECURE STORES
- FREEHOLD EPC B COUNCIL TAX BAND C LEWES





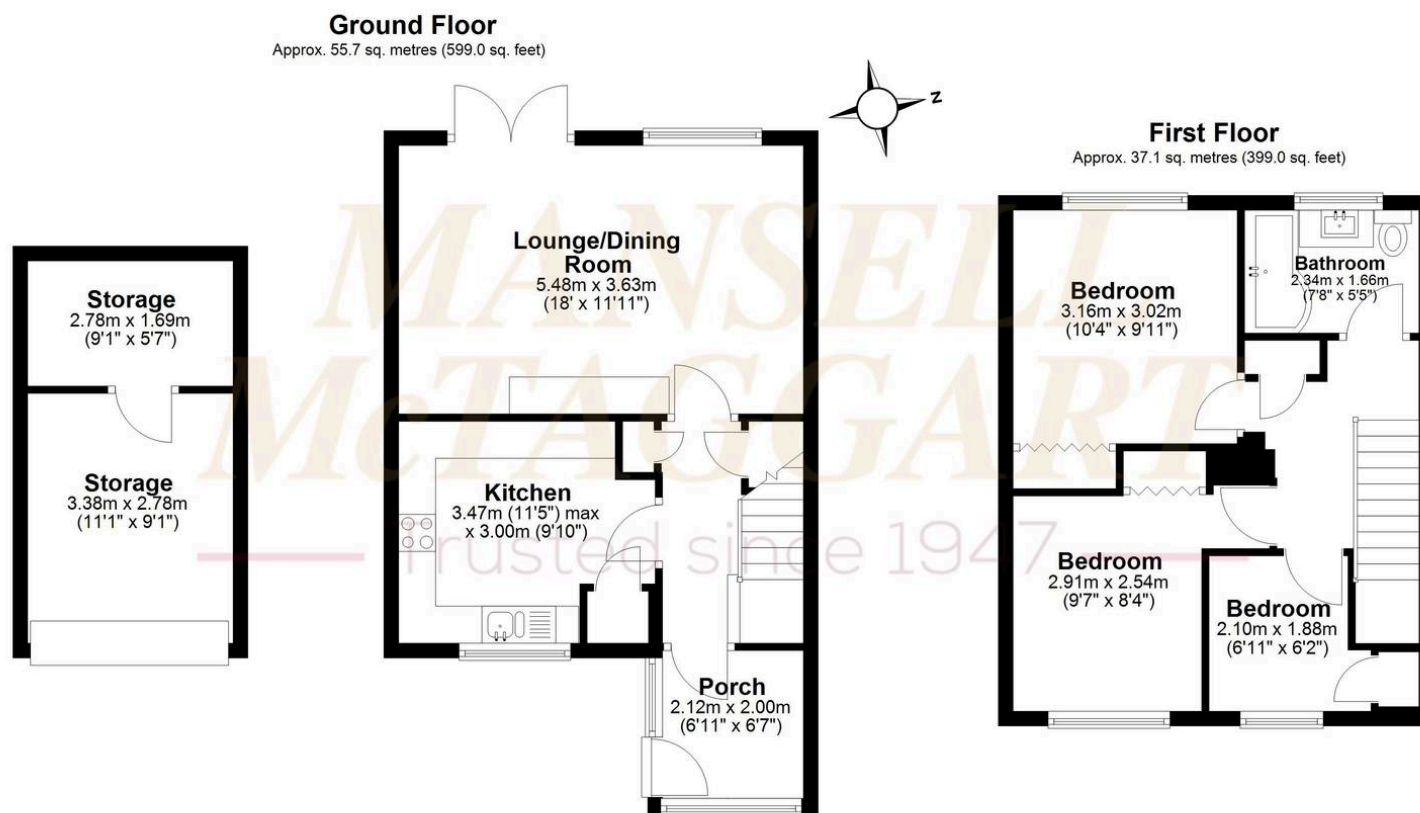
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The property is ideally situated for all the excellent local amenities including a nearby convenience store with post office facilities. The other village facilities include another village shop, bakery and pharmacy together with 3 pubs, a restaurant, café, 'outstanding' primary school and a modern area health centre just off the picturesque village green.

There are also bus services to some of the surrounding districts including Haywards Heath (about 7 miles) with its comprehensive shopping centre, leisure facilities and fast and frequent commuter train service to both Victoria/London Bridge (approx 45 minutes) and Brighton. This attractive village is surrounded by some particularly beautiful Sussex countryside with the Ashdown Forest being only some 10 minutes drive by car.



DIRECTIONS: From our Newick office on the green head west along the A272 towards Haywards Heath until reaching the turning to Newick Drive on the left. Proceed up Newick Drive, going up the hill, round the bend. Number 35 is just past the shop on the left as part of the small pedestrian area.



Total area: approx. 92.7 sq. metres (998.0 sq. feet)

Illustration for guidance purposes only and not to scale. Measurements are approximate. Copyright Roots Property Marketing.
Plan produced using PlanUp.

Mansell McTaggart Newick

Mansell McTaggart, 3a The Green - BN8 4LA

01825 722288

new@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/newick

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