



Atlantis, 26 The Green, Newick BN8 4LB

£475,000



**MANSELL  
McTAGGART**  
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## Atlantis, 26 The Green

A charming THREE BEDROOM GRADE II LISTED PERIOD COTTAGE in need of modernisation overlooking Newick's sought after village green & available with NO ONWARD CHAIN

A wooden front door leads into the hall which has an understairs cupboard. On either side of the hall to the front are the LOUNGE & SEPARATE DINING ROOM. At the back is the kitchen & a rear lobby with door to the garden and stairs to the first floor. On the first floor are three bedrooms, two of which are at the front & have VIEWS OVER THE VILLAGE GREEN, and a bathroom

There is a formal front garden with flower beds and at the rear is a paved terrace and a lawned garden with mature hedging and trees as well as a useful BRICK OUTBUILDING currently in 3 sections and has great potential to be used in a number of different ways

Please note that you have a right of way around the rear of the adjoining property and some of their windows overlook your garden as shown in one of the pictures and there is a flying freehold above the kitchen

- A CHARMING 3 BEDROOM GRADE II LISTED PERIOD COTTAGE IN NEED OF MODERNISATION OVERLOOKING NEWICK'S SOUGHT AFTER VILLAGE GREEN
- HALL WITH STAIRS TO FIRST FLOOR
- LOUNGE & SEPARATE DINING ROOM
- KITCHEN
- THREE BEDROOMS & BATHROOM
- USEFUL OUTBUILDINGS & LAWNED REAR GARDEN
- FREEHOLD EPC E COUNCIL TAX BAND E LEWES NO ONWARD CHAIN







## Atlantis, 26 The Green

Directly overlooking Newick's quintessential village green, this delightful property is advantaged by its proximity to all local amenities including the recreation ground, bakery, pharmacy, 2 convenience stores, restaurant, café, garage, 3 pubs, old parish church and health centre. The village also benefits from an 'outstanding' primary school & a variety of sports & social clubs.

Haywards Heath town centre is approximately 7 miles, with its comprehensive shopping centre, leisure facilities and main line railway station with fast and frequent train service to both London (Victoria and London Bridge approx. 45 minutes) and Brighton.

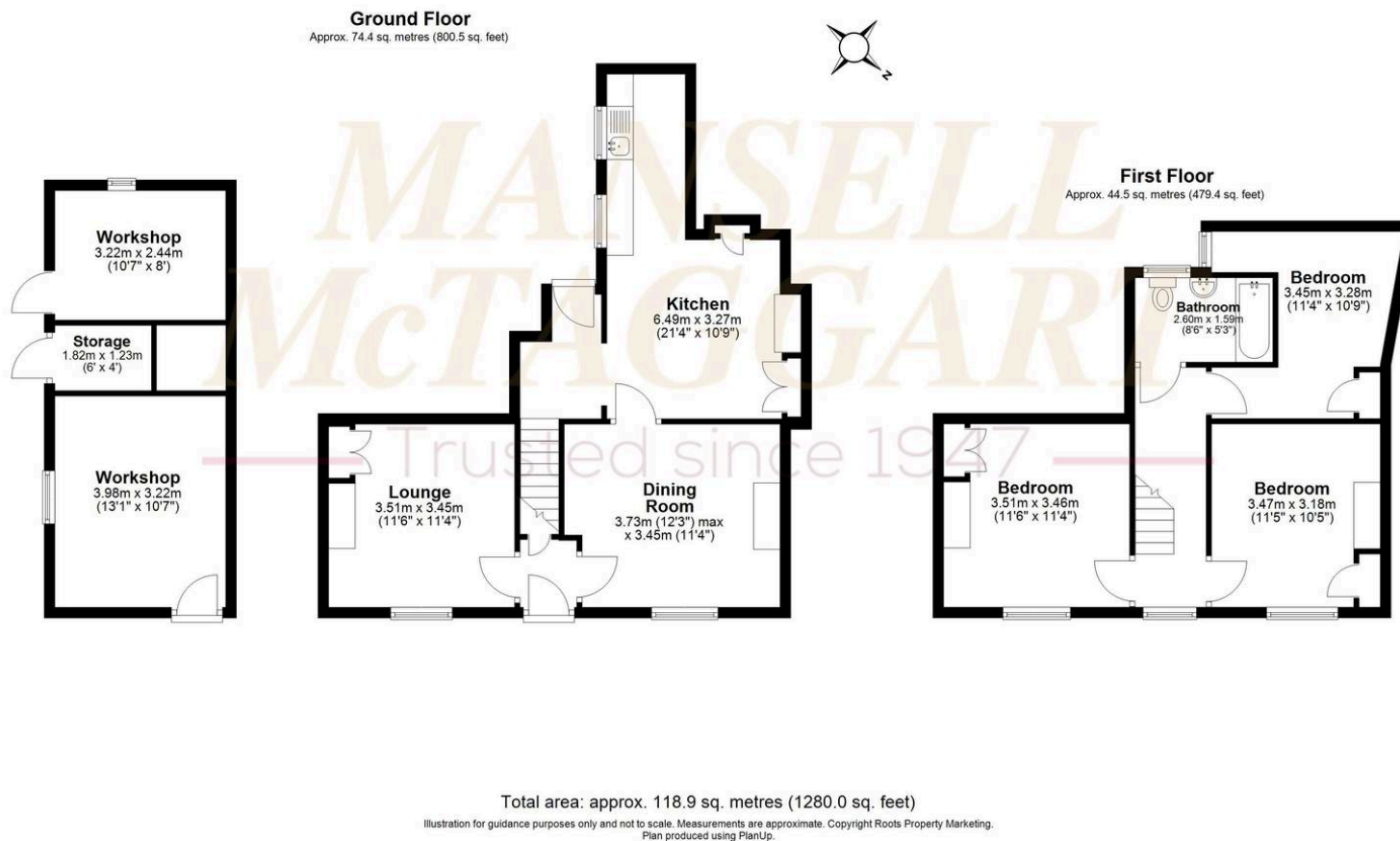
The area is also surrounded by some of the county's most beautiful countryside to include Chailey Common Nature Reserve and the Ashdown Forest. The coastal towns of Eastbourne and Brighton together with Gatwick Airport, Royal Tunbridge Wells and M25 are all within convenient driving distance.

### DIRECTIONS

The cottage is almost opposite our office on the village green adjoining The Bull public house.







## Mansell McTaggart Newick

Mansell McTaggart, 3a The Green – BN8 4LA

01825 722288

[new@mansellmctaggart.co.uk](mailto:new@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/newick](http://www.mansellmctaggart.co.uk/branch/newick)

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