



3 Leveller Road, Newick BN8 4PL

£486,000



**MANSELL  
McTAGGART**  
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## 3 Leveller Road

A beautifully presented & much improved 3 BEDROOM DETACHED HOUSE overlooking an open green with conservatory & available with NO ONWARD CHAIN

The double glazed front door leads into the hall where there is a cloakroom/wc & stairs rising to the first floor. Off the hall is the impressive THROUGH LOUNGE/DINING ROOM with bay window to front & doors to the CONSERVATORY. Also off the hall is the luxurious, re-fitted kitchen with oven, hob, washing machine & dishwasher.

On the first floor are 3 bedrooms (two to the rear & one to the front) and a re-fitted bathroom. Further benefits include new double glazing & gas fired central heating.

To the front is a DRIVEWAY that leads to the GARAGE and a lawned garden. At the rear is a lovely east facing garden with patio, lawn, decking & mature trees.

- A BEAUTIFULLY PRESENTED & MUCH IMPROVED THREE BEDROOM DETACHED HOUSE WITH CONSERVATORY & NO ONWARD CHAIN
- HALL & DOWNSTAIRS CLOAKROOM/WC
- THROUGH LOUNGE/DINING ROOM LEADING TO CONSERVATORY
- RE-FITTED KITCHEN WITH OVEN, HOB, DISHWASHER & WASHING MACHINE
- 3 BEDROOMS & RE-FITTED BATHROOM
- GAS FIRED CENTRAL HEATING & NEW DOUBLE GLAZING
- DRIVEWAY TO GARAGE, FRONT & REAR GARDENS
- FREEHOLD EPC C COUNCIL TAX BAND E LEWES



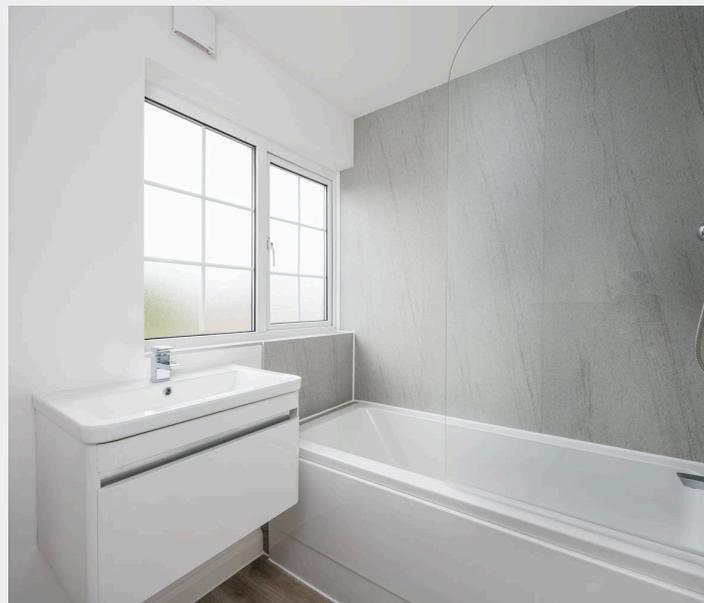


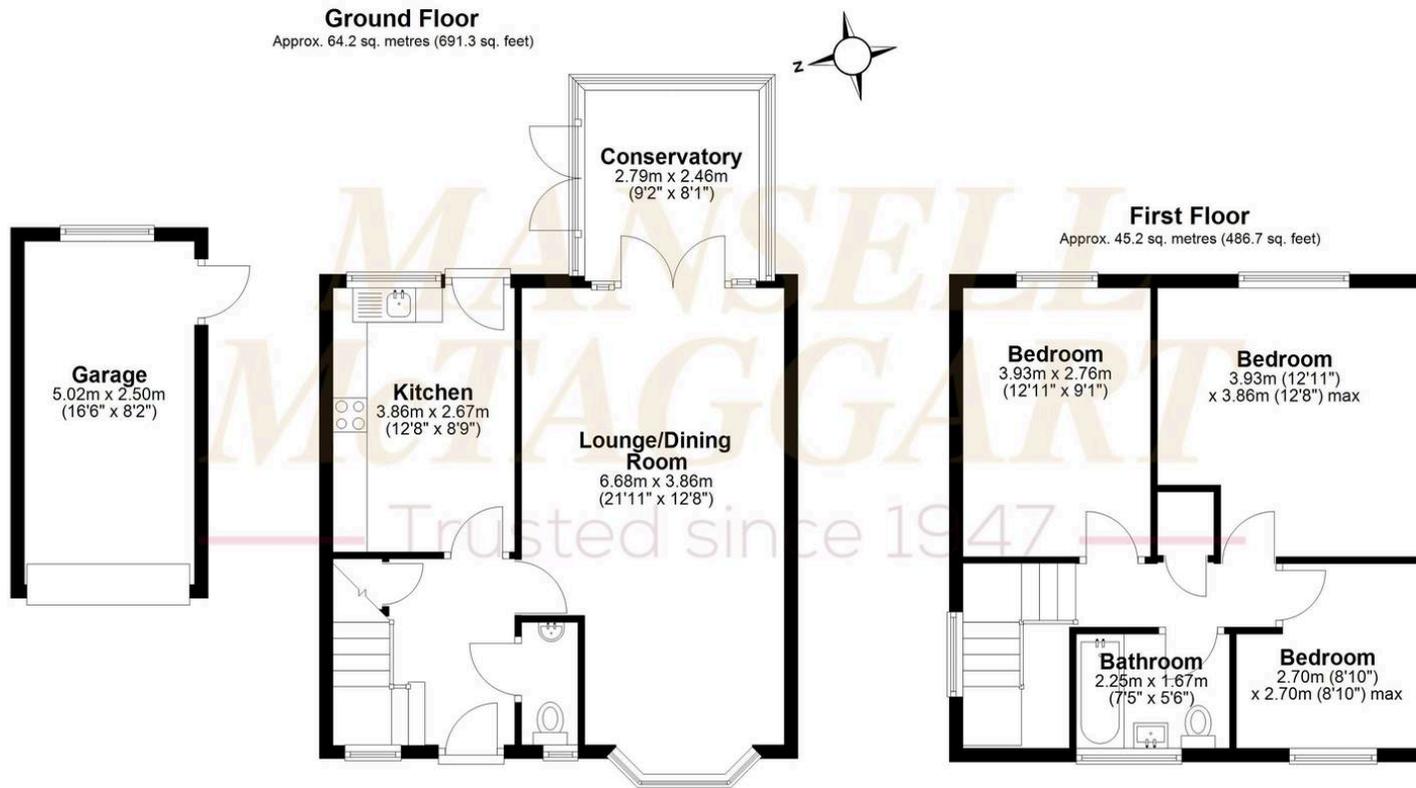
### 3 Leveller Road

The property is located in the heart of this pretty Sussex village with its delightful green within walking distance and with easy access to all the local amenities including a range of traditional shops, convenience stores, pharmacy, bakery and café together with 3 pubs, a restaurant, an interesting old parish church, a modern area health centre, garage and an Ofsted rated outstanding primary school. The village also has various sports clubs and leisure groups and is surrounded by glorious open countryside being close to the Chailey Common nature reserve which is interspersed with public footpaths and bridleways linking with the neighbouring districts and villages.

The towns of Uckfield (approx. 5 miles) and Haywards Heath (approx. 7 miles) offer a more extensive range of shopping and leisure facilities, the latter having a mainline railway station with fast and regular services to London (Victoria/London Bridge approx. 45 minutes).

**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.





Total area: approx. 109.4 sq. metres (1178.0 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

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