



28 Leveller Road, Newick BN8 4PL

£450,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



## 28 Leveller Road

A popular **3 BEDROOM DETACHED HOUSE** in need of some modernisation with conservatory, south facing garden & available with **NO ONWARD CHAIN**. The front door leads into the hall which has a cloakroom/wc, understairs cupboard and stairs rising to the first floor. Off the hall is the through **LOUNGE/DINING ROOM** which has a bay window to front and opens onto the **CONSERVATORY** at the rear. The kitchen has a Bosch electric double oven & hob, window to rear and door to side.

On the first floor there are 3 bedrooms, one with built in wardrobe cupboards and two with far reaching **VEWS** and a bathroom. Further benefits include double glazing & gas fired central heating.

Outside there is a lawned front garden and a long **DRIVEWAY** that leads to the **GARAGE**. At the rear is a terraced **SOUTH FACING GARDEN** with patio & lawned areas.

- A POPULAR THREE BEDROOM DETACHED HOUSE IN NEED OF SOME REFURBISHMENT WITH SOUTH FACING GARDEN & AVAILABLE WITH NO ONWARD CHAIN
- HALL WITH DOWNSTAIRS CLOAKROOM/WC
- KITCHEN & DOUBLE ASPECT LOUNGE/DINING ROOM LEADING TO CONSERVATORY
- THREE BEDROOMS & BATHROOM
- DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- DRIVEWAY & GARAGE
- FRONT GARDEN & TERRACED SOUTH FACING REAR GARDEN
- FREEHOLD EPC D COUNCIL TAX BAND E LEWES







## 28 Leveller Road

The property is located in the heart of Newick 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 28 is round the bend on your left.



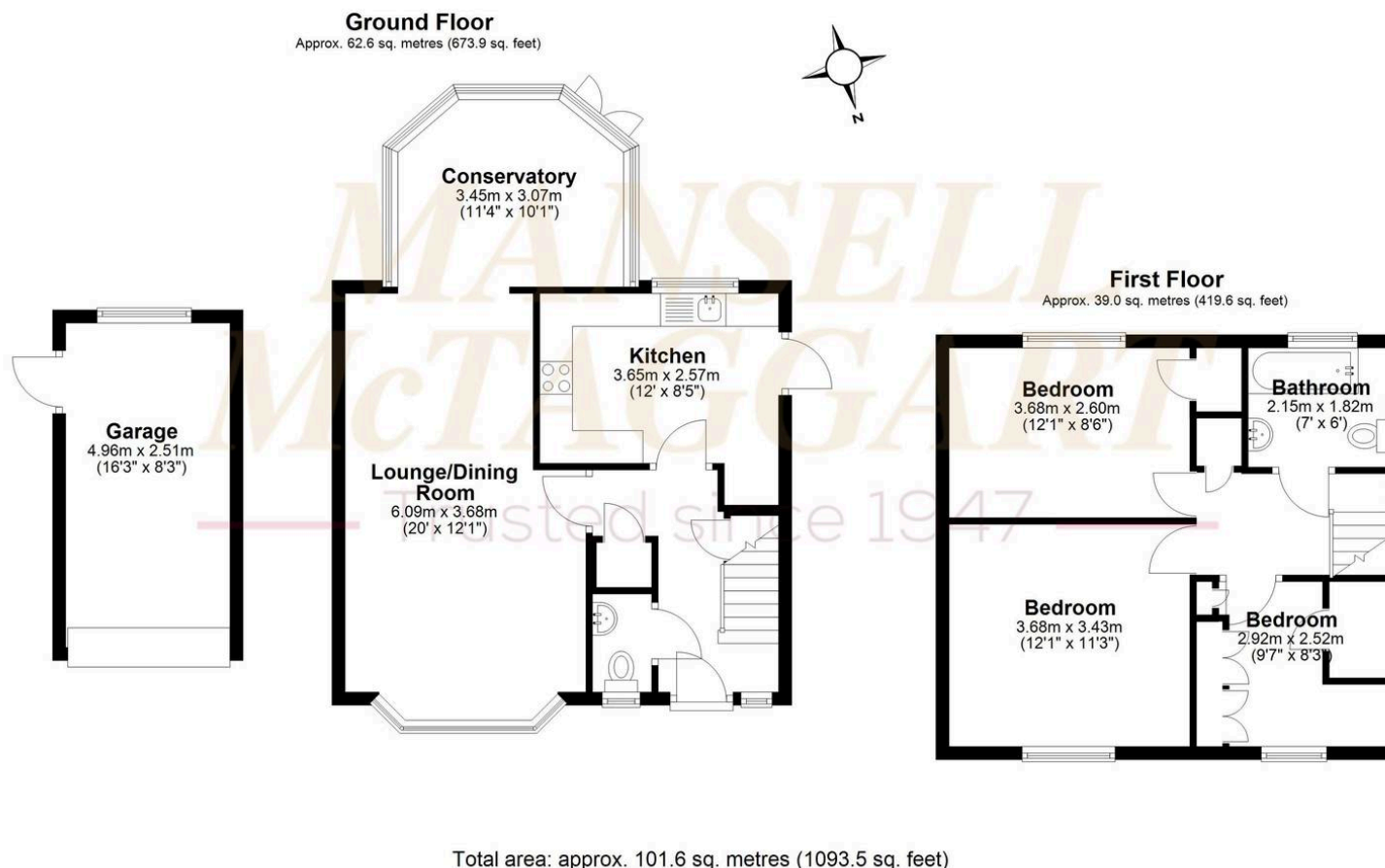


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Plan produced using PlanUp.

## Mansell McTaggart Newick

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