



OAKFIELD



Leveller Road, Newick, Lewes, BN8 4PL

Auction Guide £400,000



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Set in the highly sought-after village of Newick, this three-bedroom detached home offers an exciting opportunity to create your dream property. In need of refurbishment, it's the perfect blank canvas for buyers looking to add value and personalise their space.

The ground floor features a welcoming entrance hall with a convenient downstairs cloakroom/WC, a kitchen ready for reimagining, and a bright double-aspect lounge/dining room that flows seamlessly into a conservatory—ideal for enjoying views of the south-facing garden.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, offering excellent potential for modernisation. Outside, the property benefits from a driveway and garage, a front garden, and a terraced, south-facing rear garden—perfect for outdoor entertaining and making the most of the sun.

Offered with no onward chain, this is a rare chance to secure a home in a desirable location and transform it into something truly special. This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken





Lounge/Dining Room

20'0" x 12'1" (6.10m x 3.68m)

Kitchen

12'0" x 8'5" (3.66m x 2.57m)

WC

Bedroom

12'1" x 11'3" (3.68m x 3.43m)

Bedroom

12'1" x 8'6" (3.68m x 2.59m)

Bedroom

9'7" x 8'3" (2.92m x 2.51m)

Bathroom

7'1" x 6'0" (2.16m x 1.83m)

Conservatory

11'4" x 10'1" (3.45m x 3.07m)

Garage

16'3" x 8'3" (4.95m x 2.51m)

Council Tax Band E - £3,368.65 Per Annum



Floor Plan

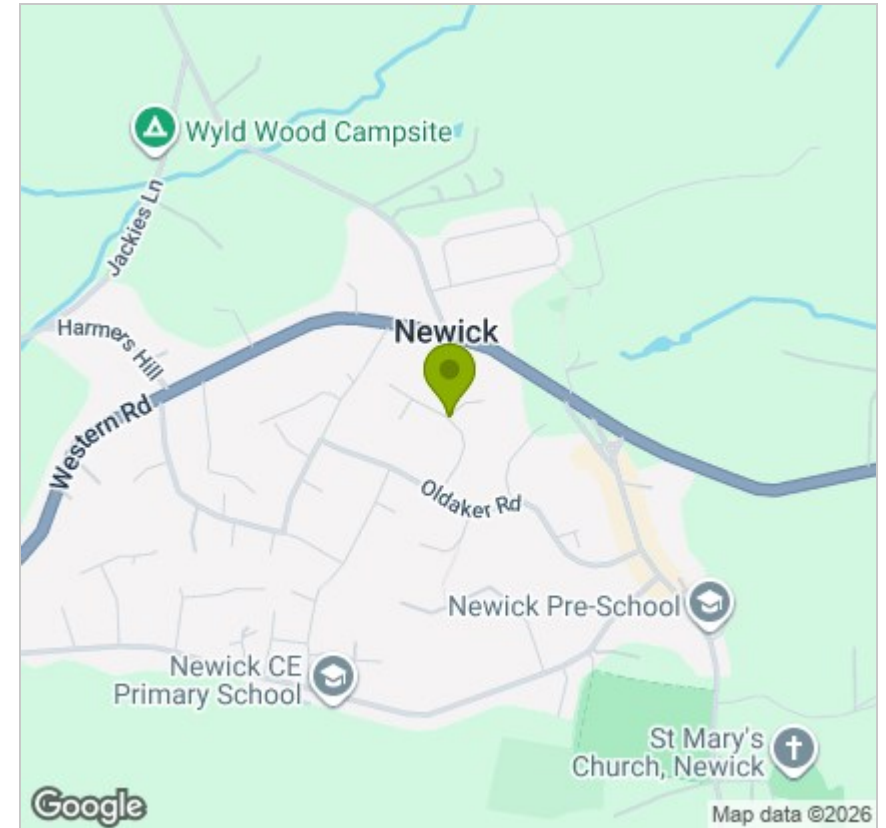


Viewing

Please contact us on 01825 762132 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

