



1 Alexander Mead, Newick BN8 4LX

£217,500 for 65% share



**MANSELL
McTAGGART**
— Trusted since 1947 —

A 65% SHARE in a modern, well presented TWO BEDROOM END OF TERRACED HOUSE set in a tucked away location in the sought after village of Newick.

The front door leads into the hall which has a DOWNSTAIRS CLOAKROOM/WC and stairs rising to the first floor. Off the hall is the kitchen with electric cooker & fridge. The LOUNGE/DINING ROOM runs across the back of the house and has a door to the garden.

On the first floor, bedroom one has a built in wardrobe cupboard, bedroom two has far reaching VIEWS and there is a bathroom. The front garden is laid to lawn and the rear garden has a paved terrace, artificial lawn & a gate to the PARKING as well as a paved area to the side with garden shed.

To qualify for the scheme you must be a first time buyer or not have your name on an existing mortgage, and preferably have a strong connection to the Lewes district area although they will look at every potential buyer on an individual basis. A local connection is classified as someone living or working in the area or who have close family living there (parents, siblings, children). The maximum percentage that someone is able to purchase is 80%.

- A 65% SHARE OF A MODERN, WELL PRESENTED 2 BEDROOM END OF TERRACE HOUSE SET IN THE SOUGHT AFTER VILLAGE OF NEWICK
- HALL & DOWNSTAIRS CLOAKROOM/WC
- LOUNGE/DINING ROOM & KITCHEN
- TWO BEDROOMS & BATHROOM
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- FRONT GARDEN, 2 ADJOINING PARKING SPACES & REAR GARDEN WITH ARTIFICIAL LAWN & PATIO
- RENTAL PORTION CURRENTLY £185.57 PCM & SERVICE CHARGE £25.47 PCM
- LEASEHOLD 103 YEARS REMAINING EPC C COUNCIL TAX BAND D LEWES





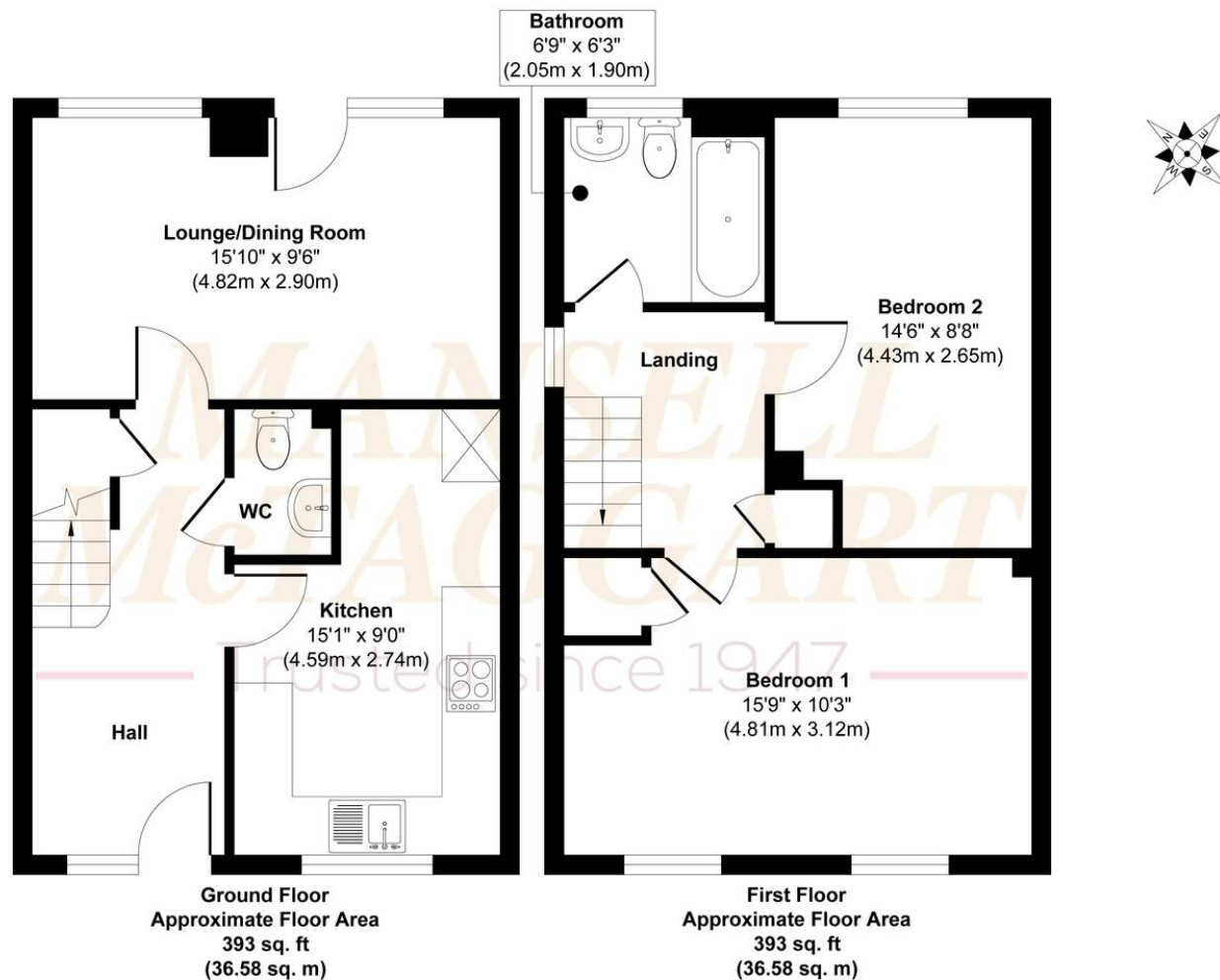
Situated within walking distance of the village green and enjoying excellent access to local amenities which include two convenience stores (one with post office facilities), pharmacy, local bakery & health centre. Additionally there are sports facilities to include rugby, cricket, football, tennis and bowls clubs, a garage, 3 pubs, a restaurant, café, a sought after (rated outstanding) village primary school in Allington Road and lovely old parish church.

This pretty Sussex village with central green is ideally located for those wishing to commute from Haywards Heath (about 7 miles), with its fast rail service to London (Victoria/London Bridge about 45 minutes) and Brighton. There is lovely open countryside in the area to include public footpaths/walks, with the Ashdown Forest being some 10 minutes drive. The coastal towns of Eastbourne and Brighton together with Gatwick Airport, the Royal Spa town of Tunbridge Wells and M25 are also within convenient driving distance.

DIRECTIONS

Turn right out of our office along the A272 and take the first turning on the right which is Newick Hill. Again take the first right into Cricketfield and Alexander Mead is located at the end of the road.





Mansell McTaggart Newick

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