



49 The Rough, Newick BN8 4NS

£425,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

49 The Rough

A double glazed front door leads to an entrance porch and then onto the hall with stairs rising to the first floor and a downstairs cloakroom/wc. Off the hall is the THROUGH SITTING ROOM/DINING ROOM with a bay window to front and double glazed patio doors opening onto the double glazed CONSERVATORY.

The modern kitchen has a range of units with an electric double oven & electric hob, an integrated fridge freezer and door to the drive.

On the first floor is the landing, three bedrooms (two to the front and one to the rear), one of which has built in wardrobes and a there is a bathroom with white suite.

Further benefits include double glazing, gas fired central heating and far reaching VIEWS to the Ashdown Forest.

To the front is a lawned garden and a driveway which leads to the GARAGE. To the rear is a lovely east facing garden mainly laid to lawn with flower beds & borders & a timber workshop.

- PORCH, HALL & DOWNSTAIRS CLOAKROOM/WC
- THROUGH LOUNGE DINING ROOM
- KITCHEN
- CONSERVATORY
- THREE BEDROOMS & BATHROOM
- VIEWS TOWARDS ASHDOWN FOREST
- DRIVEWAY TO GARAGE/WORKSHOP
- FREEHOLD EPC C COUNCIL TAX BAND D LEWES





49 The Rough

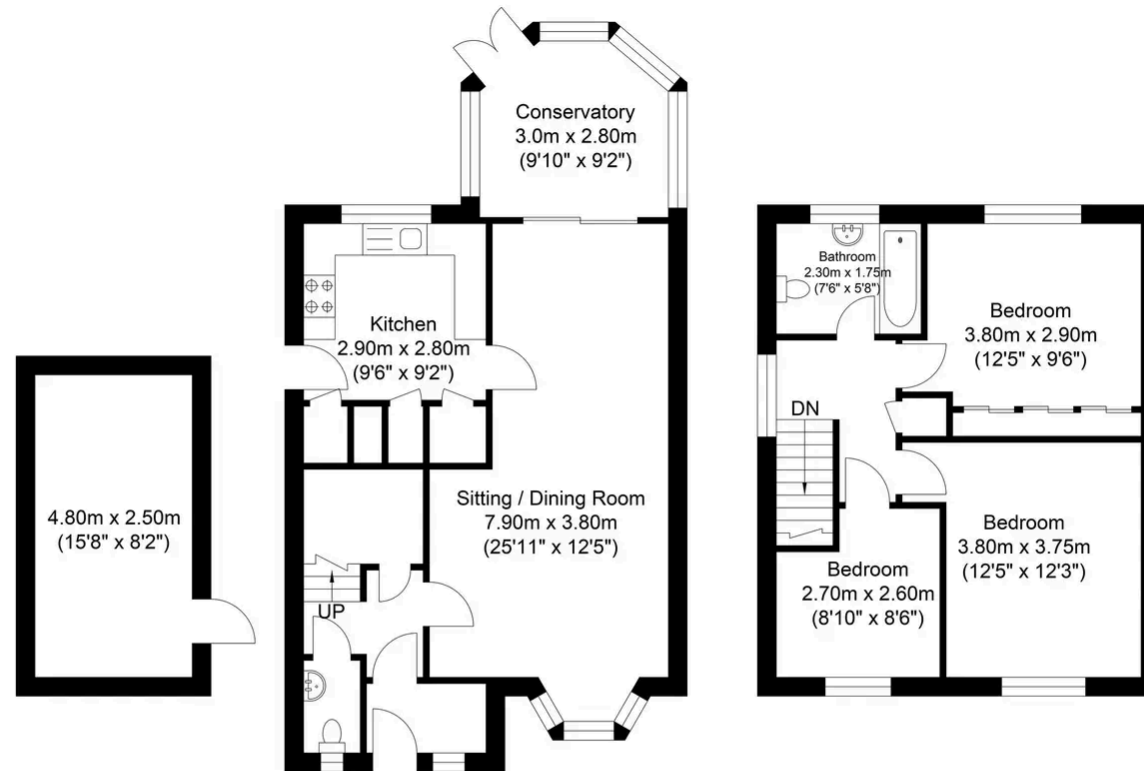
The property is located in a popular road close to the central village green and various local amenities. Newick is a thriving rural village with a range of traditional shops and stores, 3 pubs, an interesting old parish church, a modern area health centre and just a short walk from the 'outstanding' primary school.

Additionally there are various sports clubs and leisure groups and the village is surrounded by glorious open countryside being within easy reach of the fine open areas of the Ashdown Forest and close to the Chailey Common nature reserve which is interspersed with public footpaths and bridleways linking with the neighbouring districts.

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 the green take the road opposite which is Church Road. Then take the first turning on the right which is Oldaker Road. The Rough will then be a turning on your left and number 49 will then also be on your left.





Outbuilding
Approximate Floor Area
129.16 sq ft
(12.0 sq m)

Ground Floor
Approximate Floor Area
581.46 sq ft
(54.02 sq m)

First Floor
Approximate Floor Area
449.50 sq ft
(41.76 sq m)



Approximate Gross Internal Area = 107.78 sq m / 1160.13 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright GDImpact 2020

Mansell McTaggart Newick

Mansell McTaggart, 3a The Green - BN8 4LA

01825 722288

new@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/newick

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.