

# MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

**HUNTERS END, THE RIDINGS, 102 ALLINGTON ROAD, NEWICK, EAST SUSSEX, BN8 4NH.**

ENTRANCE HALL – CLOAKROOM – DOUBLE ASPECT SITTING ROOM – SEPARATE DINING ROOM  
KITCHEN / BREAKFAST ROOM – UTILITY ROOM – FOUR BEDROOMS – MASTER WITH EN-SUITE BATHROOM  
FAMILY BATHROOM – OIL FIRED CENTRAL HEATING – PART DOUBLE GLAZED – SPACIOUS PRIVATE DRIVEWAY  
ATTACHED DOUBLE GARAGE – FRONT & REAR GARDENS – TUCKED AWAY POSITION – WALKING DISTANCE OF  
LOCAL SHOPS, SCHOOL & COUNTRYSIDE – NO CHAIN



**PRICE .. £399,950 .. FREEHOLD**

## DESCRIPTION

A well presented four bedroom detached family home, built in the late 1960's tucked away at the end of a small close with no passing traffic yet within a few minutes walk of the village centre with shops, inns and primary school. The well proportioned accommodation briefly comprises; entrance hall, ground floor cloakroom, double aspect sitting room (24'7 x 19' max.) with double doors opening onto the garden, separate dining room, kitchen / breakfast room (15' x 10') overlooking the rear garden and a separate utility room. The first floor provides four bedrooms, master with en-suite bathroom plus there is a separate family bathroom, both fitted with coloured suites. Benefits include oil fired central heating to radiators, part double glazed windows, private driveway with space for several vehicles leading to the attached double garage (18'1 x 15'2). The front and rear gardens are laid to lawn and paved patio with greenhouse and timber garden shed. 'Hunters End' is a quality family home situated in a highly regarded position and is offered for sale with the benefit of no ongoing chain.

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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BRIGHTON   HASSOCKS   BURGESS HILL   HAYWARDS HEATH   LINDFIELD   CUCKFIELD   CRAWLEY   NEWICK   UCKFIELD

## **HUNTERS END, THE RIDINGS, 102 ALLINGTON ROAD, NEWICK, EAST SUSSEX, BN8 4NH.**

### **LOCATION**

Situated tucked off this popular non-estate road on the southern edge of the village yet within a short walk of the excellent local amenities which include post office, inns, parish church, various local shops and the village primary school. There is also a modern area health centre in the village, various leisure groups including bowls and tennis clubs, a picturesque central green and bus services to the surrounding districts including Haywards Heath (about 7 miles) with its comprehensive shopping centre and main line railway station, (Victoria/London Bridge about 47 minutes). The coastal towns of Eastbourne and Brighton together with Gatwick Airport, the Royal Spa town of Tunbridge Wells and M25 are all within convenient driving distance. **DIRECTIONS** From our Newick office head up the road opposite which is Church Road going past the Royal Oak Inn on the left and taking the second turning on the right which is Allington Road. Continue along this road going past the primary school and towards the end of the road on the right is The Ridings. This property can be found at the very bottom of the road.

The accommodation with approximate room measurements comprises:

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**ENTRANCE CANOPY** with outside lighting leading to timber front door into

**ENTRANCE HALL** fitted carpeting, single panel radiator, stairs rising to first floor landing, telephone point, timber door with glazed panelling opening through to

**SITTING ROOM** 24'7 into bay x 15'10 widening to 19' a double aspect room with uPVC double glazed windows overlooking the front gardens, timber framed single glazed windows and double doors opening on to the rear terrace, feature open fireplace with hearth and mantel over, t.v. point, two radiators, three wall light points.

**KITCHEN/BREAKFAST ROOM** 15' x 10' an attractively fitted kitchen (Charlwood Kitchens of Haywards Heath) providing an extensive range of units at both eye and base level with two glazed display cupboards and corner shelving with roll edged work surfaces incorporating one and a half bowl single drainer sink unit with high arch mixer tap, inset four ring electric Stoves hob with oven and grill below and extractor hood over, built-in stack fridge and freezer, integral Neff dishwasher and eye level Neff microwave oven, space for breakfast table and chairs, single panel radiator, timber frame window overlooking the rear garden and door providing access into the utility room.

**UTILITY ROOM** 9'10 x 6' narrowing to 4'5 window and door to side, space and plumbing for washing machine and tumble dryer, free standing oil fired boiler providing central heating and domestic hot water with wall mounted Potterton central heating controls, eye level shelving and storage cupboards, work surface and built-in storage cupboard with slatted shelving.

From the entrance hall an archway opens through to the separate

**DINING ROOM** 12'10 x 9'9 double glazed window overlooking front gardens, two radiators, door with second security door opening into the garage.

**GROUND FLOOR CLOAKROOM** fitted with a coloured suite comprising low level w.c., wall mounted wash hand basin with tiled surrounds, electric slimline heater, opaque window to side.

From the entrance hall a quarter turn staircase with attractive railings rises to the **FIRST FLOOR**

**LANDING** with double glazed window to front, single panel radiator, airing cupboard with water cylinder and slatted shelving over, access to loft space and doors to all rooms.

**MASTER BEDROOM** 15'11 x 12'10 incorporating two double width and one single built-in wardrobe cupboards with excellent hanging space plus further locker storage over, matching bedroom furniture with low level drawers and two tall wardrobes, radiator, double glazed window overlooking front gardens, inter-connecting door with bedroom 4 and door to

**EN SUITE BATHROOM** comprising a coloured suite of panel enclosed bath with tiled surrounds and wall mounted shower unit, low level w.c., pedestal wash hand basin, electric light and shaver point, radiator, part tiled walls, wall mounted mirror fronted medicine cabinet, opaque timber frame window to rear.

**BEDROOM 2** 12'10 x 11'9 double glazed window overlooking front gardens, radiator.

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**BEDROOM 3** 10' x 10' timber framed window overlooking the rear gardens enjoying views beyond, radiator.

**BEDROOM 4** 9'11 x 7'11 plus door recess incorporating built-in double width wardrobe with hanging space plus further locker storage over, built-in dressing table with drawer space and shelving, radiator, timber frame window overlooking rear garden, (inter-connecting door with master bedroom).

**FAMILY BATHROOM** fitted with a coloured suite comprising panel enclosed bath with mixer tap and wall mounted shower attachment, low level w.c., pedestal wash hand basin, electric light and shaver point, radiator, part tiled walls, wall mounted mirror fronted medicine cabinet, opaque timber frame window to rear.

**OUTSIDE**

The property is approached via a private **DRIVEWAY** approx. 62' with space for parking several vehicles, the driveway being enclosed by low level brick retaining wall with raised flower beds and borders, stocked with a variety of mature plants, shrubs and trees with timber fence and mature hedged boundaries.

The **FRONT GARDEN** affords a high degree of privacy and seclusion with a spacious area of shaped lawn, approx. 45' x 41' which provides access round to the rear garden.

The driveway leads to the attached **DOUBLE GARAGE** measuring 18'1 x 15'2 approached via an electric up and over door, window to side, wall mounted fuse box and electric meter. Hanging and shelving space with timber workbench with power and ceiling strip lighting connected.

From the driveway a paved path and wrought iron gates provides access to the rear terrace and **REAR GARDEN**. Coal bunker. Oil cylinder.

There is an area of raised paved patio with outside water tap and to the side is a timber log store. Two steps lead down to the remainder of the garden which is laid to an area of shaped lawn with rockery and timber garden shed together with concrete hardstanding for a spacious greenhouse. The rear garden is enclosed by timber fencing with mature hedged boundaries, measuring 60' in width x 60' max. in length.

VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART

NEWICK OFFICE OPENING HOURS                      MONDAY TO SATURDAY      9.00 AM TO 5.00PM

HAYWARDS HEATH OFFICE                              SUNDAY                              10.00 AM TO 1.00 PM

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