



Attractive and well-presented 1950s detached home in the centre of the village

40 Allington Road, Newick, Lewes, East Sussex BN8 4NB

Guide £800,000 Freehold

savills



Entrance hall • Sitting room • Kitchen and dining room • Study
 • Utility room • Cloakroom • Four bedrooms (one en suite)
 • Family bathroom • Front and rear gardens • Garage
 • EPC rating C

About the property

40 Allington Road is an attractive detached home, understood to date from the mid-1950s and offering well-presented accommodation extending to over 1,650 square feet. The house is ideally positioned in a central location, perfect for families or older couples alike, within easy reach of the primary school and many village amenities; its position, slightly elevated and set back from the road affords the property some lovely far-reaching South Downs views from the first floor. The layout and full extent of the house can be seen on the floor plan; particular points of note include double glazed windows with leaded light panes, some solid oak internal doors, wooden flooring through the majority of the ground floor, and stylish modern bathroom suites.

The front door opens from a covered entrance porch to the hall, off which lies a sitting room with bay window and an open fireplace with limestone surround. The spacious dining room and kitchen has bi-fold doors opening to the garden and has ample space for a formal dining table, as well as an excellent range of shaker-style cream units with black granite worktops, a central breakfast bar and appliances including a Rayburn range. Adjacent to the dining area is a study fitted with bookshelving and

a desk; the kitchen is adjoined by a good-sized utility room with further larder-style cupboards, space for laundry appliances and a separate cloakroom with WC.

There are four bedrooms on the first floor lying off a galleried landing with fitted cupboards. The main bedroom has a bay window from which there is a view of the Downs, and a generous en suite tiled bathroom with modern suite including a freestanding bath and separate walk-in shower. The other three bedrooms are served by a family bathroom.

Outside

40 Allington Road is accessed via a gated, block-paved driveway offering parking for at least two cars, ahead of the attached single garage with electronically operated door. To the front of the house is a lawned front garden, bounded to the front by post and rail fencing and beech hedging.

There is gated access to the eastern side of the house to the rear garden, which has been attractively landscaped into distinct areas: offering paved terraces, well-stocked raised beds, and an expanse level lawn.



Local information

Newick is well-known for its pretty village green and has a thriving village community, providing a number of facilities and amenities including a village shop, newsagent with Post Office, pharmacy, butcher, bakery, three public houses, café, Indian restaurant and a health centre. Uckfield (five miles), Haywards Heath (seven miles) and Lewes (nine miles) all offer an extensive range of shops and further facilities.

There are a number of clubs and societies in Newick, including football, rugby, tennis and cricket clubs; golf courses in the area include Piltdown, Lindfield, Haywards Heath and the East Sussex National near Uckfield. An excellent network of nearby footpaths gives direct access to the countryside surrounding the village.

There is a vibrant cultural and arts scene in Sussex, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Mainline Rail Services: Haywards Heath (London Bridge/Victoria from 42 minutes), about seven miles.

Gatwick airport: 19 miles.

Schools: There is a wide range of schools and colleges to choose from in the nearby villages and towns, both state and private, including Newick primary school, Chailey Secondary School, Cumnor House, Great Walstead, Burgess Hill Girls and Lewes Grammar.

Directions

Heading east on the A272 from Haywards Heath, pass through Scaynes Hill and North Chailey. On entering Newick, turn right opposite the village sign into Allington Road and continue past the primary school on the right. Number 40 can be found after a short distance on the left.

Services

Gas fired central heating. All mains services.

Outgoings

Lewes District Council, 01273 471600. Tax band F.

Energy Performance

A copy of the full energy performance certificate is available on request.

Viewing

Strictly by appointment with Savills on 01444 446000.





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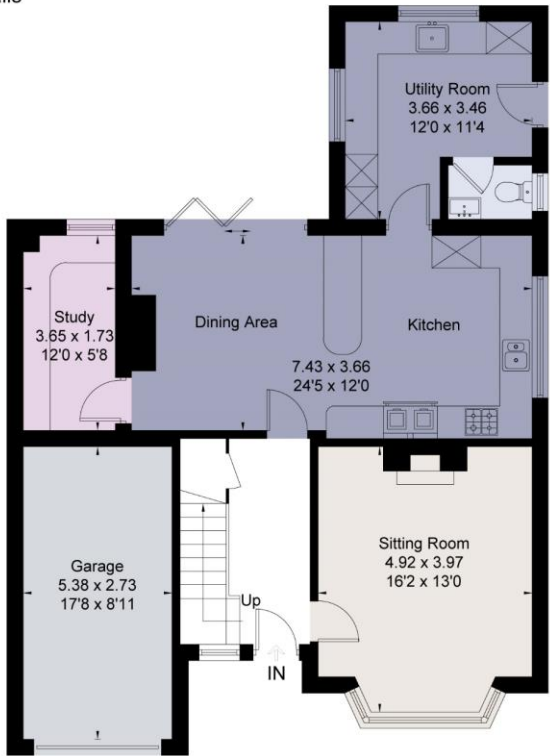


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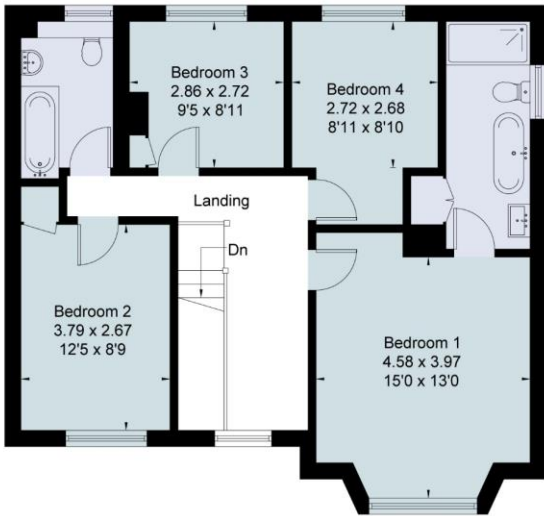
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Approximate Area = 152.3 sq m / 1639 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 167 sq m / 1797 sq ft
For identification only. Not to scale.
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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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