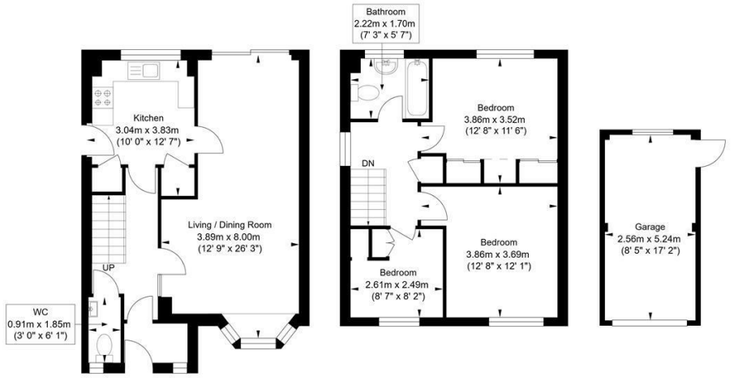
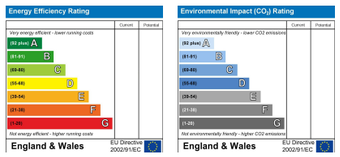
Oldaker Road



Ground Floor	First Floor	Garage
Approximate Floor Area	Approximate Floor Area	Approximate Floor Area
497.94 sq ft	460.16 sq ft	144.34 sq ft
(46.26 sq m)	(42.75 sq m)	(13.41 sq m)

Approximate Gross Internal Area (Excluding Garage) = 89.01 sq m / 958.10 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.







17 Oldaker Road, Newick, East Sussex, BN8 4LN

Guide Price £385,000 Freehold

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17 Oldaker Road, Newick, East Sussex, BN8 4LN

CHAIN FREE – Offered for sale with no onward chain.

The potential – Neighbouring homes have been extended, providing inspiration for creating a superb open-plan family home (STPP).

The living space – A generous 26ft dual-aspect sitting/dining room with direct access to the garden.

The parking – Generous private driveway parking for several vehicles and a detached garage.

The village lifestyle – A wonderful opportunity to become part of Newick's thriving village community.

CHAIN FREE – A spacious three bedroom semi-detached home offering nearly 960 sq ft of accommodation, a generous 26ft sitting/dining room, ample driveway parking, detached garage and enclosed rear garden. Situated in the highly desirable Sussex village of Newick, the property offers exciting scope to modernise and extend (STPP), presenting a fantastic opportunity for buyers looking to put their own stamp on a home in a sought-after village location.

The House...

If you're looking for a home that you can really make your own, in a village that offers a wonderful sense of community, then this three bedroom semi-detached house on Oldaker Road in Newick could be just what you've been waiting for. Offered to the market with the advantage of NO ONWARD CHAIN, the house provides well-proportioned accommodation extending to approximately 958 sq ft, with an additional 144 sq ft detached garage. Whilst the interiors would benefit from modernisation, the existing layout provides an excellent starting point for creating a stylish, contemporary family home.

The ground floor is particularly impressive, with the heart of the home being the generous 26'3 x 12'9 sitting/dining room. Enjoying a dual aspect, with an attractive bay window to the front and sliding patio doors opening onto the rear garden, this is a lovely light and versatile space with plenty of room for both relaxing and entertaining. The separate kitchen overlooks the rear garden and offers a range of cabinetry, worktop space and a door providing access to the side of the house. We can envisage buyers exploring the possibility of opening up the kitchen and dining area to create a more contemporary, sociable space, subject to any necessary structural approvals. A welcoming entrance hall, useful storage and a downstairs cloakroom complete the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms, including two particularly generous doubles measuring over 12ft in width, with built-in storage. The third bedroom is a good-sized single that would work equally well as a nursery or home office. All three bedrooms are served by the family bathroom.

This is an exciting opportunity for those who would prefer to invest in a property and create a home to their own tastes rather than pay a premium for someone else's improvements.

The Outside...

To the rear is an enclosed garden with a paved terrace immediately adjoining the house, providing space for outdoor dining, with steps leading up to a raised lawn. Much like the house itself, the garden offers a lovely blank canvas for the next owners to landscape and personalise, whilst providing scope for a rear extension, subject to the necessary consents.



To the front, there is a lawned garden alongside a generous private driveway providing ample off-road parking for several vehicles. The driveway extends along the side of the house and leads to the detached single garage, measuring 17'2 x 8'5, which provides excellent additional storage and benefits from pedestrian access from the rear garden. The combination of generous driveway parking, a detached garage and the potential to extend makes this a particularly appealing long-term proposition.

The Location...

Newick is one of the most appealing villages in this part of Sussex, combining the charm of traditional village life with a strong sense of community and access to the surrounding countryside. Oldaker Road is an established residential road within the village, conveniently positioned for enjoying the local amenities and everything that makes Newick such a popular place to live. Newick's picturesque village green is at the heart of village life, with traditional pubs, local shops and everyday amenities all contributing to its welcoming village atmosphere. The village also benefits from a primary school, cricket club and a variety of community activities.

For those who enjoy the outdoors, the surrounding Sussex countryside provides plenty of opportunities for walking, cycling and exploring, whilst the nearby towns of Haywards Heath, Uckfield and Lewes offer a wider range of shopping, leisure and transport facilities.

For commuters, Haywards Heath offers mainline rail services to London, Gatwick Airport and Brighton.

In our opinion, this is a fantastic opportunity to secure a well-proportioned home in a desirable village setting, with plenty of potential to add value and create something really special over time.

Local Authority: Lewes District Council
Parish: Newick
Tenure: Freehold
Council Tax Band: To be confirmed
EPC Rating: To be confirmed
Services: To be confirmed
Broadband: Subject to confirmation
Chain Status: CHAIN FREE





