

57 Allington Road, Newick,
East Sussex



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& Parker

Land and property. Since 1885.



**2,447 sq ft (227 sq m) | Freehold
2/3 Reception rooms | 4/5 Bedrooms
3 Bathrooms | Garage and timber carport**

Guide price £1,100,000

A strikingly beautifully modernised detached residence, offering high-specification contemporary interiors and exceptional gardens and land extending to 1.87 acres, and enjoying panoramic views across the rolling Sussex countryside.

57 Allington Road is a light-filled family home that has been meticulously updated to provide nearly 2,500 sq ft of versatile accommodation, finished throughout in an attractive neutral palette. The property combines contemporary design with practical family living, enhanced by energy-efficient solar panels and high-quality finishes, including oak flooring and anthracite-framed glazing.

On the ground floor, an impressive entrance hall leads to the drawing room, a generous triple-aspect space with a wood-burning stove and wide sliding glass doors opening onto and framing views of the garden. A separate sitting room provides an additional reception space. The kitchen is finished to a high standard, fitted with handleless cabinetry, stone worktops and integrated appliances, including an eye-level oven and microwave. The ground floor is further complemented by a large utility room, a sleek shower room, and a flexible fifth bedroom, ideal for guests or use as a home office.

The first floor comprises four well-proportioned bedrooms. The principal suite enjoys views over the garden and benefits from a stylish en suite shower room with contemporary tiling. The remaining bedrooms are served by a well-appointed family bathroom with both a bath and separate walk-in shower.



Outside

The property is approached via a gated driveway leading to an integral garage, alongside a timber-framed open-bay cart lodge providing additional covered parking. The rear garden is a particular feature, with a substantial raised terrace providing an ideal setting for al fresco dining and entertaining. Stone steps lead down to level lawns, bordered by established shrubs and mature hedging. **The lower garden includes a secluded productive area with raised vegetable beds, fruit cages, a greenhouse and a garden store and additional access from Allington Road.**

The field to the end of the garden measures approx. 1.48 acres is included in the sale, but is held on a separate title and subject to an overage clause. It is preferable for the land and property to be sold as one, but options to segregated are open for discussion.

Location

The scenic and sought-after village of Newick provides a good range of day-to-day amenities, including local shops, a primary school, medical practice and several pubs and eateries. A wider selection of shopping, leisure and educational facilities can be found in nearby Uckfield, while Haywards Heath and the historic town of Lewes, on the edge of the South Downs National Park, both offer mainline railway stations with regular services to London. The coastal city of Brighton is also within convenient reach. Road connections are excellent, with the A272, A23 and M23 all easily accessible. Well-regarded independent schooling in the wider area includes Great Walstead School, Cumnor House School Sussex, Hurstpierpoint College, Brighton College, Eastbourne College and Lewes Old Grammar School.

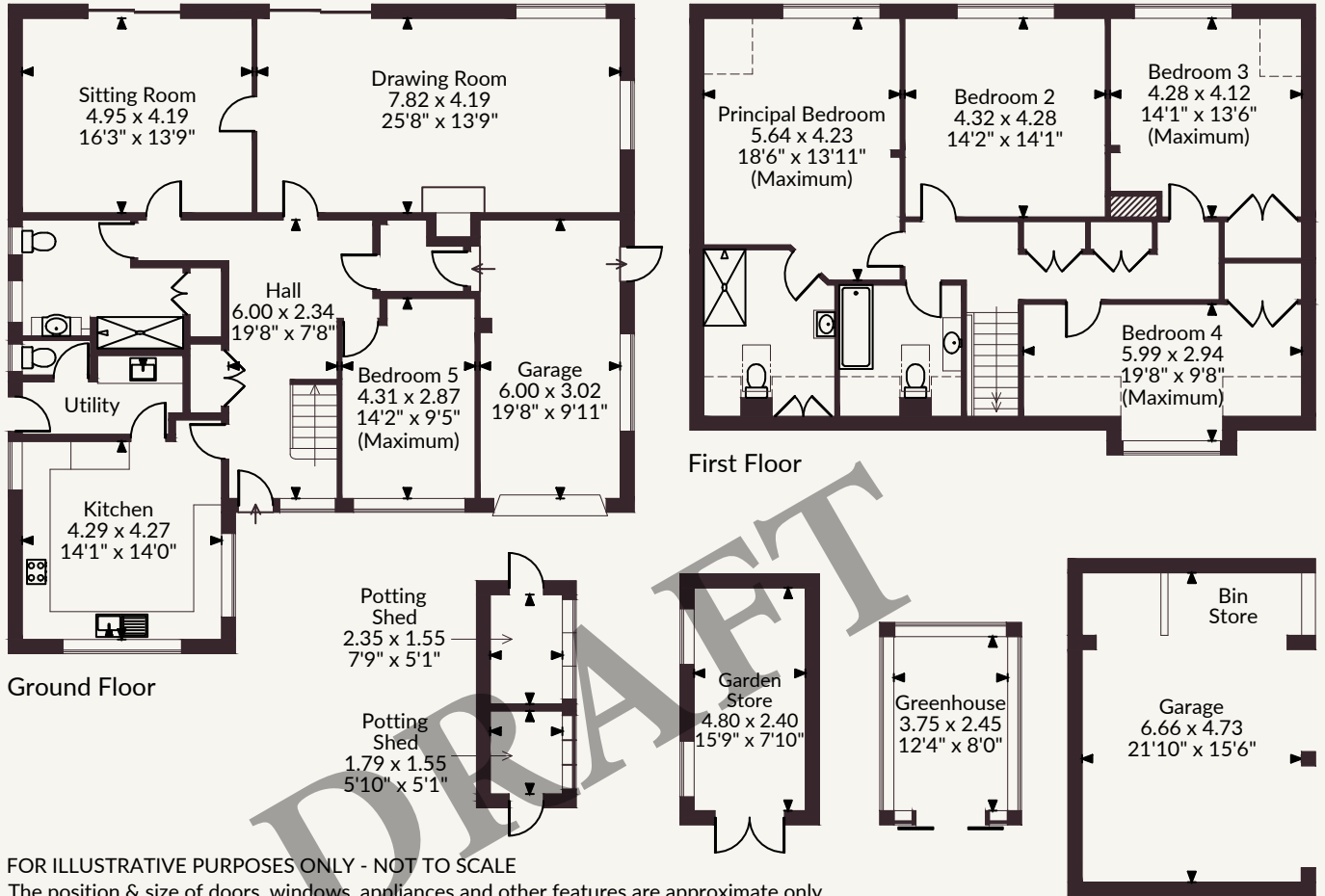
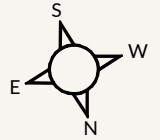
Postcode region: BN8

General

Local Authority: Lewes District Council
 Services: All mains services
 Council Tax: Band F
 EPC Rating: TBC
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Allington Road, Newick, Lewes
 Main House internal area 2,447 sq ft (227 sq m)
 Garages internal area 536 sq ft (50 sq m)
 Potting Shed, Garden Room and Greenhouse internal area 295 sq ft (27 sq m)
 Total internal area 3,278 sq ft (305 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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Strutt & Parker Lewes

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