



Crowborough Road

Nutley, East Sussex. TN22

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A beautifully presented semi-detached cottage on the edge of the village with views to South Downs

- Sitting room
- Dining room
- Conservatory
- Kitchen
- Hall
- Principal bedroom
- En-suite shower room
- 2 further bedrooms
- Bathroom
- Parking
- Single garage
- Terrace
- Lawn
- Garden shed



Property

The front door opens into the hall with paved floor, staircase and understairs cupboard. The kitchen has fitted wall and floor units, wooden worktops, Britannia range with 5 gas hobs and 2 ovens with extractor over. There is a tiled floor and cupboard housing the boiler. The sitting room is a good size with open fire place and double doors to the conservatory. The conservatory has a tiled floor, window blinds, ceiling fan and double doors to the garden. The dining room has paved floor, built in shelves and stable door to garden.

Upstairs there is a principal bedroom with views to South Downs and a well-appointed shower room. There are 2 further bedrooms and a family bathroom.

Outside

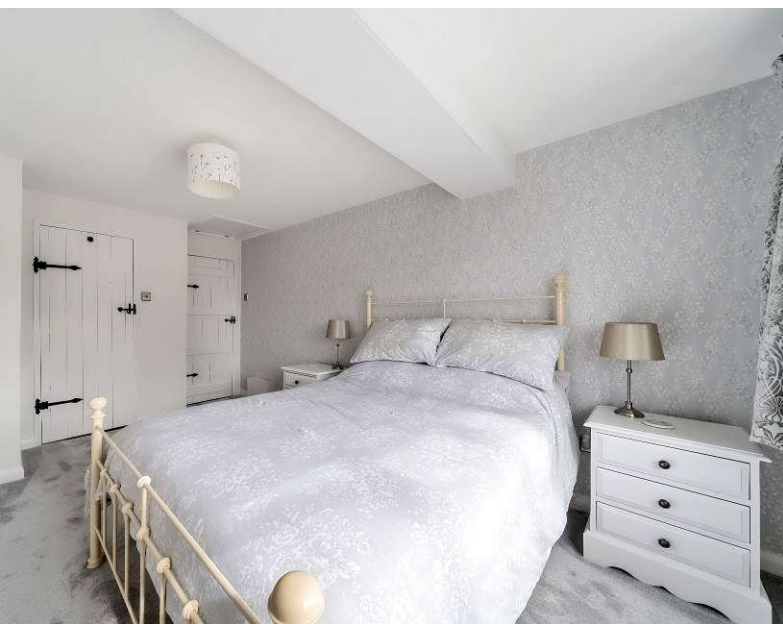
There is a driveway for parking in front of the cottage and attached single garage, which has an electric up and over door. The main garden lies to the south which has a paved terrace with steps down to the lawn. There is a garden shed and the garden is enclosed by hedging and fence with borders.

Tenure, Local Authorities and Services

Freehold. Wealden District Council: 01892 653311. East Sussex County Council 0345 6080190. Council Tax band E. All mains services. EPC band E.

Directions

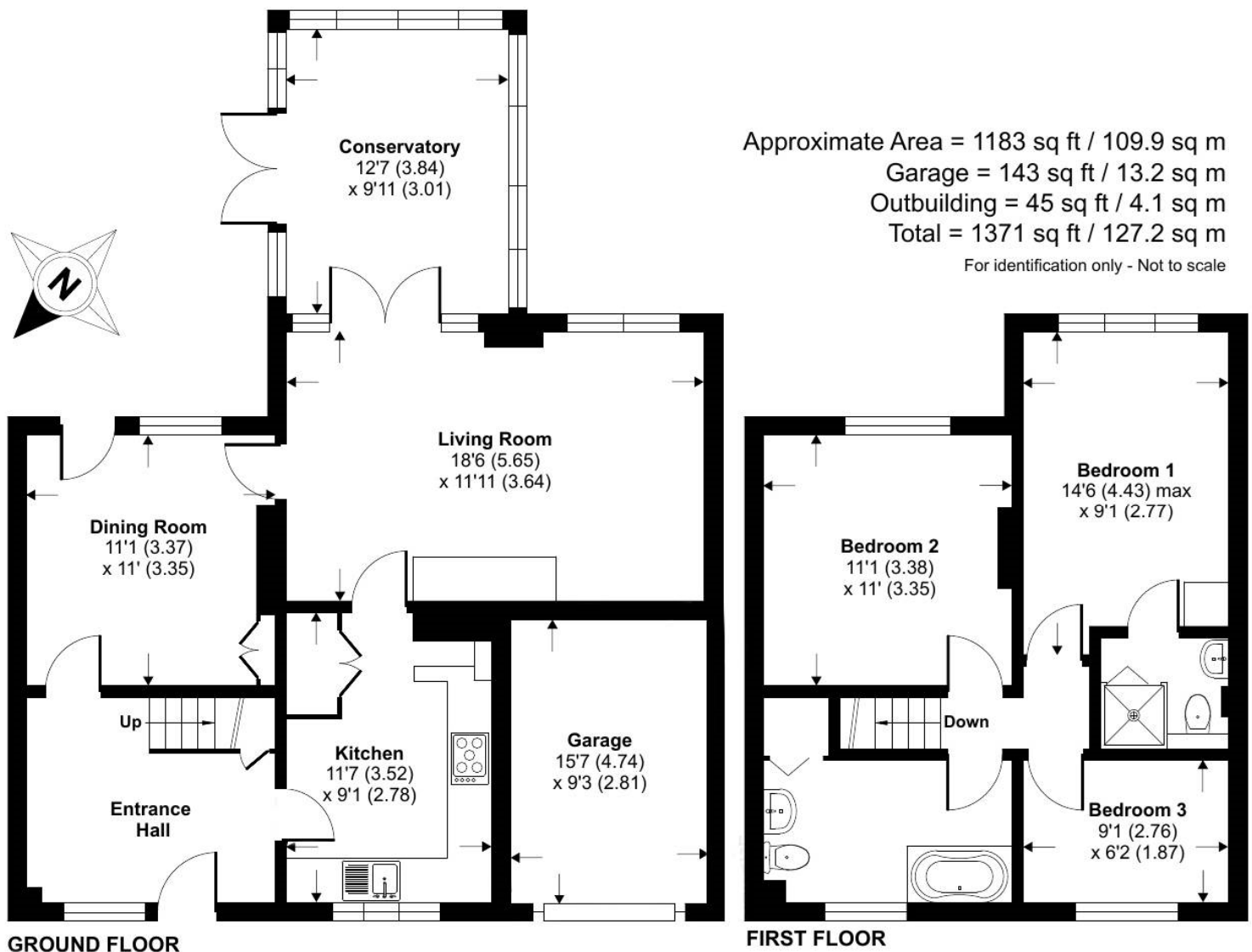
From Forest Row head south-east on the A22 to Nutley and just before entering the village turn left onto the Crowborough Road. The property is just past Ashdown View on the right.



Local Amenities & Communications

The property is located on the edge of the village of Nutley, which has a Church of England primary school, village stores and 2 restaurants. There are excellent private and state schools and some fine country pubs in the surrounding area. The larger village of Forest Row (about 5½ miles) provides a good range of shops and facilities, including two supermarkets and a range of cafes and restaurants. More extensive facilities are available in Uckfield (7 miles), Crowborough (5½ miles), Haywards Heath (11 miles) and East Grinstead (9½ miles) all providing a train services to London Bridge/Victoria.

Gatwick Airport is about 19 miles away, with the Gatwick Express providing an additional train service to London Victoria. The M23 gives access to Gatwick Airport, London, the coast, M25 and the national motorway network. Ashdown Forest is the largest free public access space in the South East and is a great place for walking and enjoying spectacular views over the Sussex countryside.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n4checom 2024. Produced for Humberts. REF: 1179650

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