



Crowborough Road

Nutley, East Sussex. TN22

humberts.com



A substantial detached family home on the edge of the village with views towards the South Downs.

- Sitting room
- Dining room
- Kitchen/breakfast room
- Hall
- Study/bedroom 5
- Principal bedroom with ensuite shower room
- Further bedroom
- Bathroom

- Landing
- 2 further bedrooms
- Family bathroom

- Parking
- Single garage
- Carport
- Attractive garden
- Decking
- Lawn
- Greenhouse



Property

A covered porch has the front door opening into the hall with a wooden floor which runs through the majority of the ground floor. The sitting room has a wood burning stove and a delightful view over the garden with French doors to the decking. There is also a dining room with a built-in cupboard and a study/bedroom 5. Like the sitting room, the kitchen/breakfast room has a delightful view over the garden with French doors to the decking area. There are fitted wall and floor units, tiled worktops, tiled floor, 4 ring induction hobs, double oven, dishwasher, freezer and a fridge. At the end of the hall is the principal bedroom which has an en-suite shower room and a delightful view over the garden also with French doors to the decking. There is also a further bedroom and a bathroom.

On the first floor is a landing with eave storage cupboards, 2 further bedrooms with cupboards and a bathroom.

Outside

The wooden gates open to a brick paved drive for parking in front of the house and an attached single garage with car port. The garage has an electric roller door. The main garden lies to the south with views to Ashdown Forest. Running the width of the house is a large expanse of decking with steps down to the lawn. Around the garden are borders and some specimen trees. There is also a greenhouse.

Tenure, Local Authorities and Services

Freehold. Wealden District Council: 01892 653311. East Sussex County Council 0345 6080190. Council Tax band F. Mains electricity, water and drainage. Oil Heating. EPC band D.

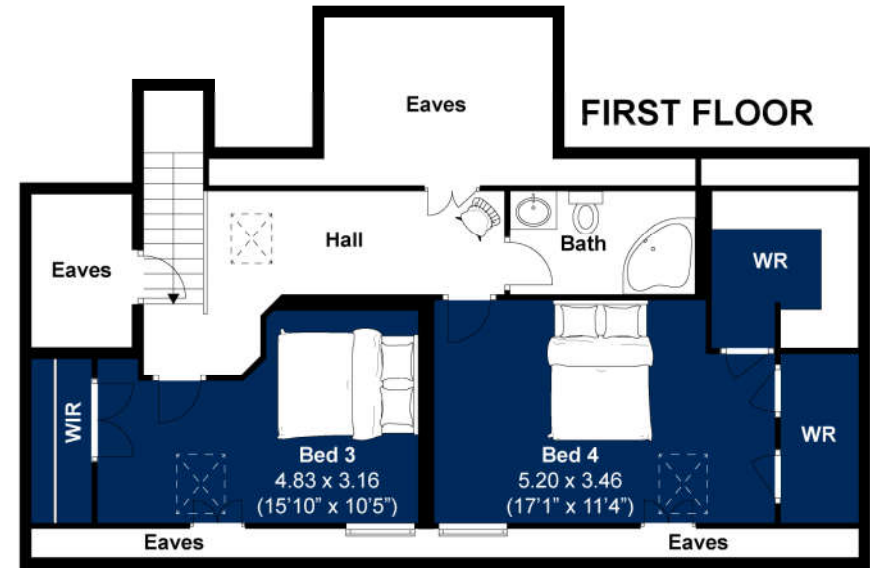
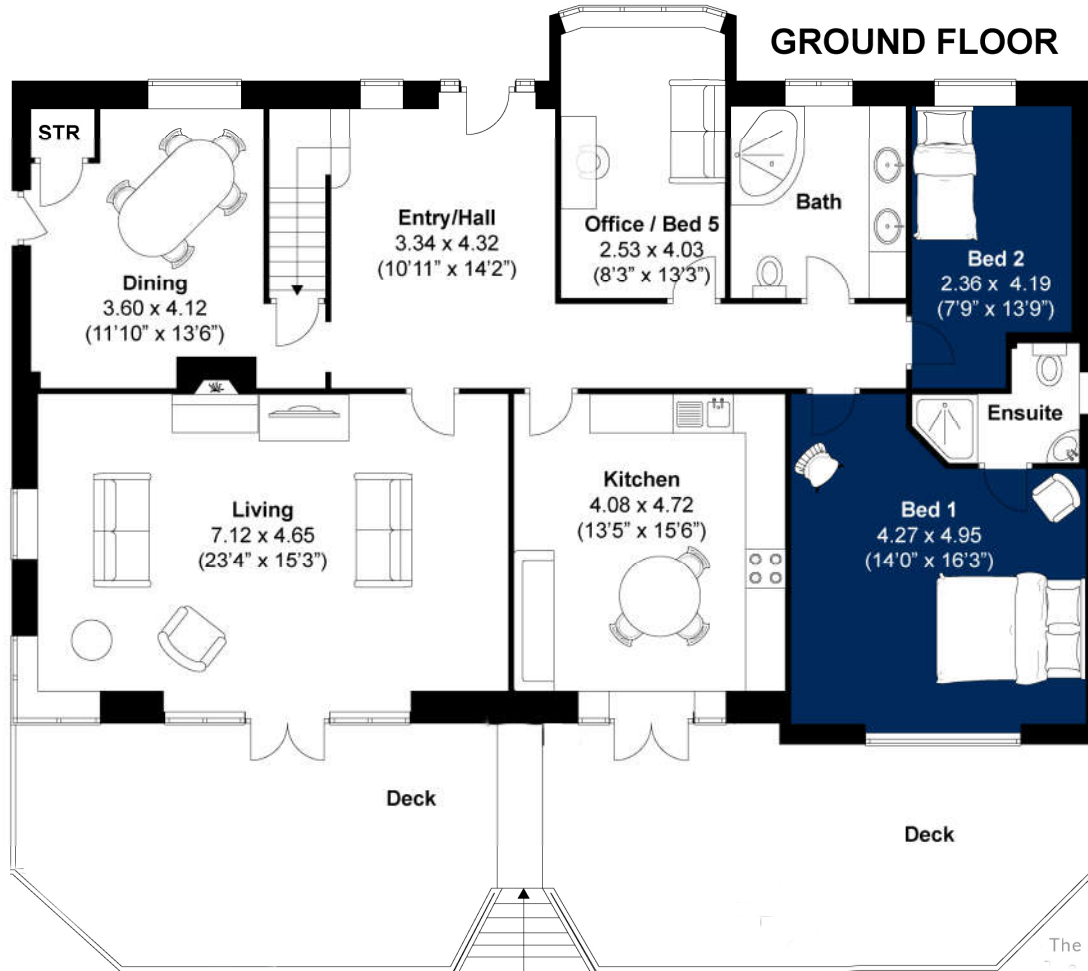
Directions

From Forest Row head south-east on the A22 to Nutley and just before entering the village turn left onto the Crowborough Road. Proceed past Ashdown View on the left and the drive to the house will be found on the right a short distance beyond opposite the postbox on the left.



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 number 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) with each providing 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.



Approximately 209.92 sqm (2259.53 sqft)



Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.

Simon Lewis Agencies Ltd trading as Humberts for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Humberts or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Details 7/24. Wide angle lenses may be used. ©Copyright Humberts Group Ltd

01342 326326

forestrow@humberts.com

The Old Bakery, Lewes Road, Forest Row, East Sussex, RH18 5HA

