



# Hill View

Five Ash Down, Uckfield, East Sussex, TN22 3AP

Batcheller  
Monkhouse

Our Corner of England



# HILL VIEW

Nestled in a tranquil setting along a charming country lane, this beautifully presented bungalow offers a feeling of rural tranquillity and wonderful expansive views. The property has been meticulously renovated by our current clients and provides an adaptable accommodation layout over two floors.

## Ground Floor

- Lounge
- Kitchen and Utility Room
- Ground Floor Shower Room
- Dining Room
- Bedroom Three
- Bedroom Four

## First Floor

- Main Bedroom
- En-Suite Bathroom
- Bedroom Two
- Family Bathroom

## Outside

- Garage and Driveway Parking
- Two Car Ports
- Summer House with Power and Light
- Front and Rear Gardens
- Rural Views



## DESCRIPTION

Set out over two floors and boasting 2,580 sq.ft. of accommodation, Hillview offers a well proportioned and flexible accommodation layout perfect for family living. The property has been lovingly maintained by the current sellers to a high standard with particular attention to details throughout. The main features of the property include:

- **Entrance Hall** with doors leading to **Two Double Bedrooms** both with large built in wardrobes and newly fitted double glazed windows.
- From the hallway you will find a wonderful 22ft **Sitting Room** enjoying views over the garden and beyond to the fields at the front, large sliding doors leading out to the patio and seating area.
- An **Inner Hallway** opens to an L shaped **Dining Room** that provides plenty of space for a sizable table with two windows overlooking the pretty rear garden.
- The **Kitchen** is adjacent and is fitted with an array of light wood effect wall and base units, there is also a space for more casual dining, built in eye level double oven, electric hob, space for a fridge and fridge freezer and a built-in wine rack.
- A **Utility Room** provides yet more storage and worktop space, wall and base units and plumbing for washing machine and tumble dryer and a fitted sink and drainer.
- The ground floor **Shower Room** is fitted with a white suite and offers a walk in shower cubicle, sink and W.C.
- **First Floor:** From the hallway the stairs lead up to the landing, the **Family Bathroom** has been recently re-fitted with a bespoke freestanding bath, w.c and wash hand basin with fitted storage beneath and wooden flooring fitted throughout and eaves storage cupboards.
- **Bedroom Two** is a well proportioned room and provides built in storage and amazing views over open countryside.
- The **Main Bedroom** is a beautiful bright space neutrally decorated and provides ample storage, plush new grey carpets add to the feeling of opulence as does the recently fitted ensuite shower room.
- The property benefits from a recently refitted heating system and boiler, new double glazing throughout and has been redecorated in neutral colours .

## OUTSIDE

The property is situated along a quiet country lane, two timber built carports and a garage greet you adjacent to the driveway that provides ample parking, a pathway leads up to the front door.

The front garden provides a large expanse of lawn and established hedging and trees offer privacy and screening on both sides, from the elevated patio your eyes are drawn to the views of the fields surrounding the property. The path leads around to the rear garden and an impressive 25ft timber framed summer house with power and lighting, double glazed windows and patio doors, this could provide a plethora of uses or an ideal home office or workshop.





There are two green houses and a timber storage shed, a patio at the rear provides further entertaining space overlooking a small wooded area.

## AMENITIES

**Local:** Uckfield is well served by a wide range of shops, including major brand supermarkets, an independent cinema and leisure centre

**Towns and Cities:** Tunbridge Well (15 miles), Lewes (9 miles), Haywards Heath (12 miles), Brighton (18 miles).

**Transport:** Uckfield Train Station with services to London Victoria in about 1 hour, Gatwick Airport (21 miles).

**Schools:** Harlands Primary School [www.harlands.e-sussex.sch.uk](http://www.harlands.e-sussex.sch.uk); St. Philips Catholic Primary School [www.stphilips.e-sussex.sch.uk](http://www.stphilips.e-sussex.sch.uk); Little Horsted Primary School [www.littlehorsted.e-sussex.sch.uk](http://www.littlehorsted.e-sussex.sch.uk); Uckfield College [www.uckfield.college](http://www.uckfield.college). Lewes Old Grammar School [www.logs.uk.com](http://www.logs.uk.com). Bedes [www.bedes.org](http://www.bedes.org)

**Leisure:** Freedom Leisure [www.freedom-leisure.co.uk](http://www.freedom-leisure.co.uk), East Sussex National Golf Club [www.eastsussexnational.co.uk](http://www.eastsussexnational.co.uk), Piltdown Golf Club [www.piltdowngolfclub.co.uk](http://www.piltdowngolfclub.co.uk). South Downs National Park [www.southdowns.gov.uk](http://www.southdowns.gov.uk). Ashdown Forest [www.ashdownforest.org](http://www.ashdownforest.org)

## DIRECTIONS

From Uckfield head northwest towards Forge rise, turning right onto Bridge Farm Road then left onto New Town following the B2102 turn left onto Bell road take the second exit at the round about.

At the Black Down Roundabout take the second exit on the A26. Take the second exit and turn right towards Five Ash Down, turn right and then first left after the garage, follow the lane and the bungalow can be found on the second left.

**What3Words:** ///deciding.lame.butlers

### Additional Information

**Local Authority:** Wealden District Council, Vicarage Lane, Hailsham, BN27 2AX.  
Website: [www.wealden.gov.uk](http://www.wealden.gov.uk) Telephone: 01323 443322

**Services (not checked or tested):** Mains electricity and water, oil fired central heating.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title number: ESX241097.

**EPC:** EPC rating E

**Council Tax:** Band F



**GUIDE PRICE £780,000 - £820,000**

### Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

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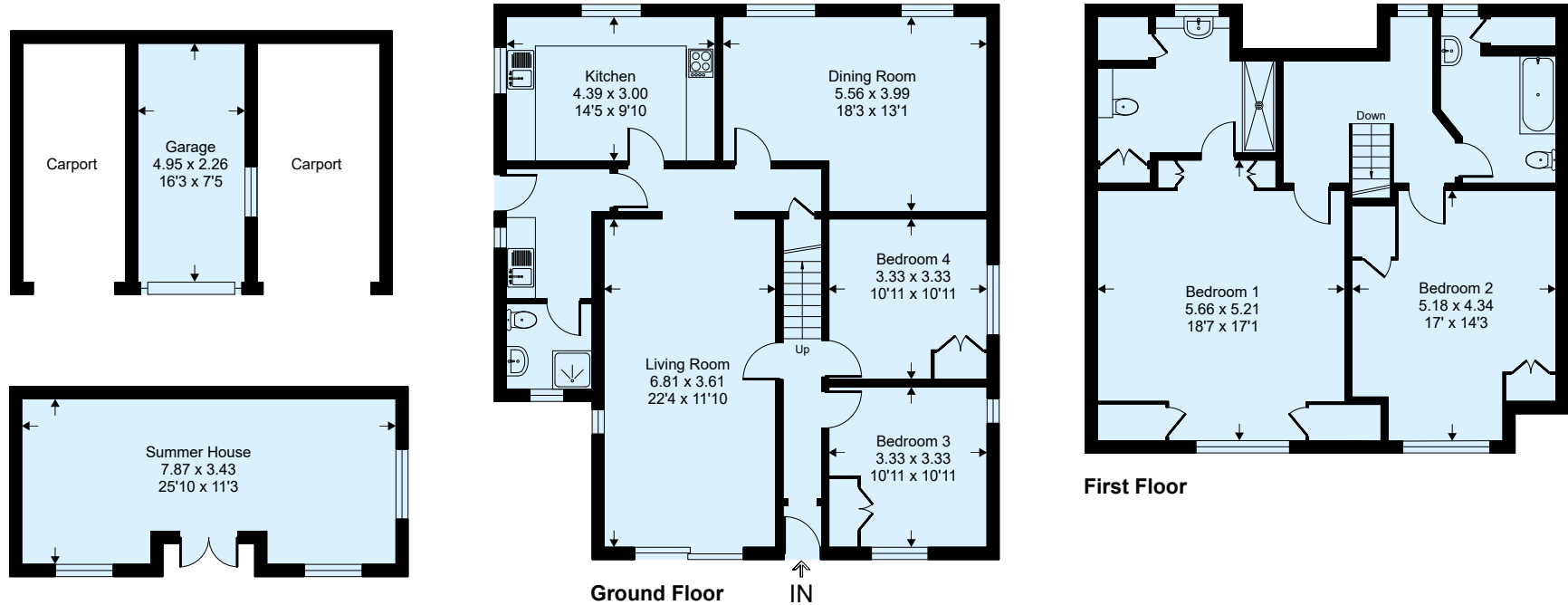
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9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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## Hill View, TN22

Approximate Gross Internal Area = 185 sq m / 1944 sq ft  
Approximate Garage Internal Area = 11 sq m / 120 sq ft  
Approximate Outbuilding Internal Area = 25 sq m / 273 sq ft  
Approximate Total Internal Area = 221 sq m / 2387 sq ft  
(excludes carports)



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