



ROSE COTTAGE, GUN ROAD
BLACKBOYS, UCKFIELD - £450,000

2 Rose Cottage

Gun Road, Blackboys,
Uckfield, TN22 5JY

**Dining Room - Dual Aspect Sitting Room - Kitchen - Sun Lounge -
First Floor Landing - Three Bedrooms - Shower Room Plus
Ensuite Bathroom - Attractive Enclosed Garden - Brick Set &
Tarmac Hardstanding To The Front Providing Parking For A
Small Vehicle**

An attractive half weather boarded semi-detached cottage situated in a desirable country lane location in the village of Blackboys. The property features a dual aspect sitting room with open fire, separate dining room and sun lounge, shower room, and ensuite bathroom. There are attractive private gardens to the side and rear and views across fields and countryside. NO ONWARD CHAIN.

DINING ROOM:

Double glazed window to the front. Beamed ceiling. Under stairs storage cupboard. Electric storage heater. Double doors opening into:

SUN LOUNGE:

Double glazed windows looking out onto the garden and with views across neighbouring fields and countryside. Double glazed door leading to the garden. Stone flooring. Wall mounted electric heater.

SITTING ROOM:

Dual aspect with sash windows to the front and windows to the rear overlooking the garden. Feature fireplace with marble insert and hearth. Built in cupboards with shelving above. Ornate cornicing. Electric storage heater.



KITCHEN:

Dual aspect with windows overlooking the garden and with countryside views across the rooftops. Range of matching wall and base cupboards, laminate worktop with inset one and a half bowl sink. Inset electric hob with oven under. Space for washing machine, slimline dishwasher and upright fridge/freezer. Electric storage heater.

Stairs leading to:

FIRST FLOOR LANDING:**BEDROOM ONE:**

Sash window overlooking fields and countryside. Built in wardrobe. Electric storage heater.

ENSUITE BATHROOM:

Window. White suite comprising panel enclosed bath with shower over and folding shower screen, Vanity unit with inset washbasin and cupboard under. WC. Part tiled walls. Heated towel rail.

BEDROOM TWO:

Sash window overlooking fields and countryside. Coved ceiling. Electric storage heater.

BEDROOM THREE:

Window overlooking the garden. Electric storage heater.

SHOWER/WET ROOM:

Window. Pedestal wash basin. WC. Electric shower. Built in airing cupboard housing the hot water cylinder with slatted shelving above.

OUTSIDE:

To the front of the property there is a brick set and tarmac hard standing providing parking for a small vehicle. There are enclosed gardens to the side and rear with paved patio area and stone balustrades, lawn, pond, mature shrubs and trees. Timber shed.



SITUATION:

The village of Blackboys is conveniently located with easy access to the neighbouring towns of Lewes is 11 miles, Heathfield 4 miles and Uckfield 2.5 miles. Uckfield offer comprehensive shopping, banking and schooling facilities as well as excellent links to the south coast via the A22 and London via the railway station. Excellent sporting facilities are also found nearby including golf and leisure at the East Sussex National only a short drive away. Blackboys is also very well known for its fantastic pub 'The Blackboys Inn' which dates back to the 14th century.

VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

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ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Electricity & Drainage

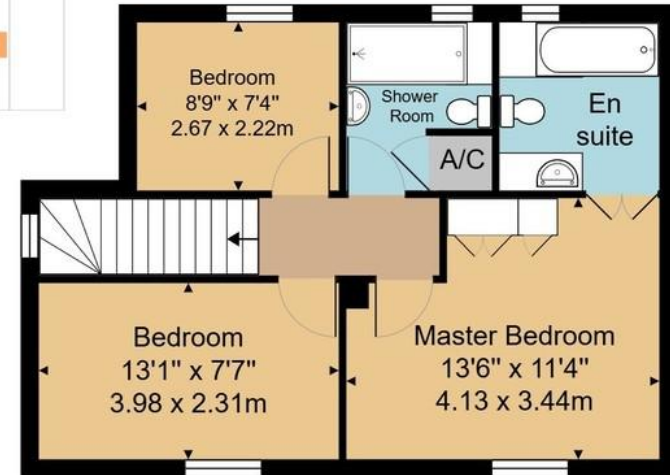
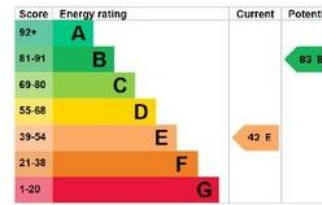
Heating - Electric

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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First Floor



Ground Floor

Approx. Gross Internal Area 994 ft² ... 92.3 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.