



QUEENSTOCK LANE
BUXTED, UCKFIELD - £250,000



10 Queenstock Lane

Buxted, Uckfield, TN22 4AR

Private Front Door - Triple Aspect Open Plan Kitchen/Lounge - Juliet Balcony - Two Bedrooms - Bathroom - Covered Carport

Viewing is recommended to appreciate this modern coach house style 'Freehold' first floor property with open plan living and car port below being situated perfectly for access to the village amenities and the rail station to London. Other benefits include double glazing and gas fired central heating, Juliet balcony and own front door. NO ONWARD CHAIN.

PRIVATE FRONT DOOR:

Stairs leading to:

TRIPLE ASPECT OPEN PLAN KITCHEN/LOUNGE:

The Kitchen area comes with a range of wall and base units for storage, integrated washing machine, dishwasher, fridge freezer, electric oven and a 4 ring gas hob with extractor hood over. Useful storage cupboard and Juliet balcony. Timber effect flooring. Radiator.

BEDROOM ONE:

uPVC double glazed window. Built in storage. Radiator.

BEDROOM TWO:

uPVC double glazed window. Built in storage. Radiator.

BATHROOM:

Comprising of a white suite with chrome effect fittings, bath with shower over, pedestal wash hand basin and Low level WC.



OUTSIDE:

There is a covered carport providing an off road parking space.

SITUATION:

The property is situated within walking distance of the village centre with its good local facilities including local shopping, primary school and the main line railway station with service of trains to London in approximately 1hr 10 mins. The larger towns of Uckfield and Crowborough provide a good range of shopping facilities, junior and senior schooling and main line rail services with service of trains to London in about one hour. Crowborough town also enjoys a wide selection of sporting facilities including golf at both the Beacon and Boars Head courses, the Crowborough Leisure Centre with indoor swimming pool and the Crowborough Squash and Tennis Club, whilst the famous Ashdown Forest with its superb walks and riding facilities is nearby. The larger spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 8 miles distance, whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive.

VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

C

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, Gas, Electricity & Drainage

Heating - Gas-fired



AGENTS NOTES

The property is Freehold with the provision of a lease to number 12 Queenstock for 999 years from 2012 for their adjoining Car Port underneath the property. A copy of the title is available for inspection.

There is a 'Management Fee' for the upkeep of communal areas - Currently £737.81 p.a. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

The property is presently tenanted with the agreement due to expire in April 2025. The current photos are from a prior tenancy.

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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TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

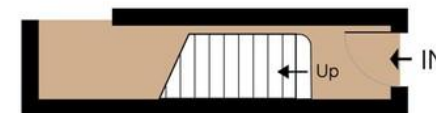
www.woodandpilcher.co.uk

First Floor
Approx Internal Area
636.7 sq ft (59.2 sq m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor
Approx Internal Area
52.6 sq ft (4.9 sq m)



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Uckfield, TN22 4AR**

Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

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