



THE FIRS, COURT LANE
FIVE ASH DOWN, UCKFIELD - £580,000



The Firs

Court Lane, Five Ash Down,
Uckfield, TN22 3AG

**Entrance Hall - Cloakroom - Open Plan Sitting/Dining Room -
Kitchen - Utility Room - Four Bedrooms - En-Suite Bathroom
Plus Shower Room - Large Private Gardens - Gated Driveway -
Double Garage**

A rare opportunity to acquire a spacious detached bungalow on a generous plot. Set within approximately 0.3 acres this secluded four bedroom detached bungalow offers immense potential and awaits modernisation to unlock its full charm. Accessed via a gated entrance, the property features a gravel driveway and large double garage with secluded gardens to the front and rear. Located just 1.5 miles from Uckfield Town Centre and within easy reach of both Buxted and Uckfield mainline railway stations. NO ONWARD CHAIN.

ENTRANCE HALL:

Leaded light double glazed front door. Built-in airing cupboard housing the hot water cylinder with slatted shelves over. Built-in cloak cupboard. Coved ceiling. Inset spotlights. Radiator.

CLOAKROOM:

Double glazed window. WC. Tiled floor.

SITTING/DINING ROOM:

Double glazed windows in a bay overlooking the front garden. Coved ceiling. Radiator. Archway opening into:

Dining Area: Dual aspect with double glazed windows to the side and double glazed patio doors. Coved ceiling. Radiator.



KITCHEN:

Double glazed windows overlooking the garden. Range of cream wooden fronted matching wall and base cupboards. Stone effect worktop with inset one and a half bowl stainless steel sink, integrated fridge, inset electric hob, built-in double oven, wall mounted 'Worcester' gas-fired boiler.

UTILITY ROOM:

Double glazed door to the garden. Space for washing machine, tumble drier and upright fridge/freezer. Tiled flooring.

BEDROOM ONE:

Double glazed window in bay overlooking the front garden. Built-in linen cupboard walk-in wardrobe. Coved ceiling. Radiator.

EN-SUITE BATHROOM:

Double glazed window. Corner bath with chrome mixer taps and hand-held shower. Separate shower cubicle. WC. Wash basin. Tiled walls. Inset spotlights.

BEDROOM TWO:

Double glazed window overlooking the front garden. Coved ceiling. Radiator.

BEDROOM THREE:

Dual aspect with double glazed window and double glazed French doors leading to the garden. Radiator. Coved ceiling.

BEDROOM FOUR:

Double glazed window overlooking the garden. Coved ceiling. Radiator.

SHOWER ROOM:

Shower cubicle with 'Mira' shower. Vanity unit with inset wash basin and cupboard under. Chrome heated towel rail. Wood effect flooring. Extractor fan. Inset spotlights.



OUTSIDE:

The property is approached via a gated entrance with shingle driveway providing parking for a number of vehicles and leading to a detached DOUBLE GARAGE with up-and-over door, power and light plus window and personal door to the side (measuring 22'3 x 19'10). There are large private gardens to the FRONT and REAR which are mainly laid to lawn with mature shrubs, trees and hedging. There is also a pond, large useful timber shed (measuring 15'11 x 7'10 externally) with power and light, summer house and small greenhouse.

SITUATION:

Five Ash Down is a small charming village approximately 1.5 miles from Uckfield Town Centre and both Uckfield and Buxted mainline railway stations. Surrounded by beautiful countryside and positioned between Uckfield and Crowborough with the Ashdown Forest nearby.

VIEWING: By appointment with Wood & Pilcher 01435 862211

TENURE: Freehold

COUNCIL TAX BAND: F

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

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

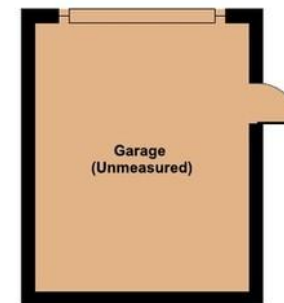


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**The Firs, Court Lane,
Five Ash Down, Uckfield, TN22**
Approximate Area = 1278 sq ft / 118.7 sq m (excludes garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom2025. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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. Produced for Wood & Pilcher. REF: 1343450