



Andertons
Church Street | Uckfield | East Sussex | TN22 1BJ

FINE & COUNTRY

Seller Insight

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This beautiful home, which forms the major section of an imposing Georgian townhouse, occupies a fabulous location right in the heart of Uckfield. "We bought the house five years ago and at that time it was in quite a sorry state, so it was clear that it needed a lot of work, but the house is so impressive and had so much potential that we knew we had to have it the minute we laid eyes on it," says the owner.

"Our aim was to restore, enhance and reinstate all of the gorgeous period features that had either been damaged or removed over time, but at the same time we wanted to create a very stylish interior – taking influences drawn from the many beautiful hotels and residences we have visited over the years, with a strong focus on minimalist and contemporary design, lending itself perfectly to the grand Georgian architecture and therefore conducive to modern living spaces, and we're absolutely thrilled with the results. We've used a pale, neutral colour palette throughout, which beautifully enhances all of the features, we've laid stunning oak flooring seamlessly throughout the ground floor, modernised the bathrooms and we opened up a number of rooms at the front of the house to create a really impressive open-plan kitchen/diner. The renovation has been such a labour of love, but well worth it; we've well and truly breathed new life and added dexterity to this lovely historic building so it can now be enjoyed for many more years to come."

"Another feature of the property that proved to be hugely attractive when we initially came across it was the garden, more specifically its size," continues the owner. "There's space to sit out, relax and entertain, and ample room for children to have a good run around, but it's not so large we've had to spend hours looking after it. It's been beautifully landscaped to incorporate lawns, plants that create colour and interest all year round and there are a number of places to sit and enjoy the sun. And because it's surrounded by a high wall, it's safe and secure and totally private."

"It would definitely be a toss up between the kitchen, which is light and bright and a wonderfully sociable part of the house, and the sitting room, which is a large and very inviting room, especially when we have the fire roaring away," says the owner.

"The location of the house is something we're really going to miss when we leave," says the owner. "The schools are excellent, we have a fabulous array of shops, cafes and restaurants all just a short stroll away, and the train station, which is just down the road, is at the end of the line so you're always guaranteed a seat, and it only takes an hour and twenty minutes to get to London Bridge."

"The house is absolutely stunning, but in my opinion it still has an absolute wealth of potential still to be realised," says the owner. "For example, we have large cellars with unusually high ceilings that are ripe for conversion into a self-contained apartment with its own separate entrance."

*"I'll miss everything we've done to this house because it's now absolutely gorgeous throughout, but I'll also miss the wonderful lifestyle that the property as a whole and the location has afforded us," says the owner. "I've no doubt that whoever is lucky enough to own the property next will be extremely happy here."**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Andertons

We are pleased to offer to the market a home steeped in history. Andertons is a Georgian Grade II listed townhouse - the former vicarage to Holy Cross Church. It is believed there has been a dwelling at the site since the 13th Century when the original church was built and it is rumoured that tunnels still remain from the basement to the crypt.

Prior to the development of Uckfield Town, Andertons sat at the peak of the hill with unrivalled views towards the coastline drinking in the South Downs. These spectacular views still remain however you must rise to the upper floors to fully appreciate them. The current owners have taken great pride in restoring this local landmark to its former glory and now offer this immaculate and classy residence to the open market.

Approaching the house from the rear a door opens through into the entrance hallway. To your right; a cloakroom and separate WC, before the hall opens out and the stunning 18th Century Staircase spirals up above you. The sitting room is situated to your left and it is from here you begin to appreciate the attention to detail; hand carved cornicing and ceiling roses, new oak flooring and refurbished wooden sash windows. The heights of the ceiling are extraordinary and with the natural light flowing in abundance this space is a delight. Continuing to the front of the house and you are greeted by an open kitchen/dining room with central island. An extremely sociable space which has benefitted from the same level of attention to detail. The Kitchen includes a large Italian Smeg 'Classic Range' gas cooker among a variety of matching, built in appliances and designer sink. Beyond you will find an ever useful Utility Room with side door leading to a pretty courtyard, with access to the street and a handy brick shed.

As you rise to the first floor landing you will find three bedrooms and the family bathroom. The master bedroom benefitting from a luxury en-suite. Floorboards have been sanded down, brand new high quality bath and shower units installed plus all windows again refurbished and re-balanced.

The second floor has three further bedrooms all of a good size and each with its own individual quirks and original fireplaces. The views from the rear are outstanding and to ensure they could be enjoyed to their full, brand new hand made sash windows have been installed. For those who wish to work from home this floor definitely provides you with a sense of calm and tranquility.

Lastly I will mention the basement which is a real treat and best left as a slight surprise, but rest assured it is a usable space benefiting from a damp proof membrane and even has the potential to be a self contained apartment subject to planning permission.







Step outside

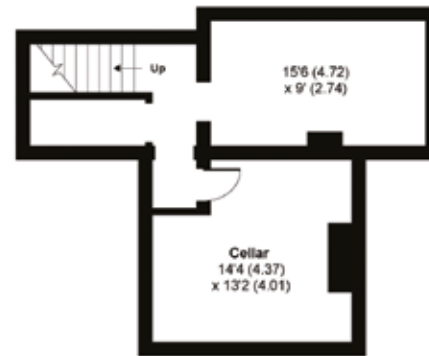
Andertons

Externally the rear garden is both private and manageable with a number of lawns and terraces at differing levels creating an inviting and social environment. There is parking for up to four cars which are shielded from the street by wooden gates.

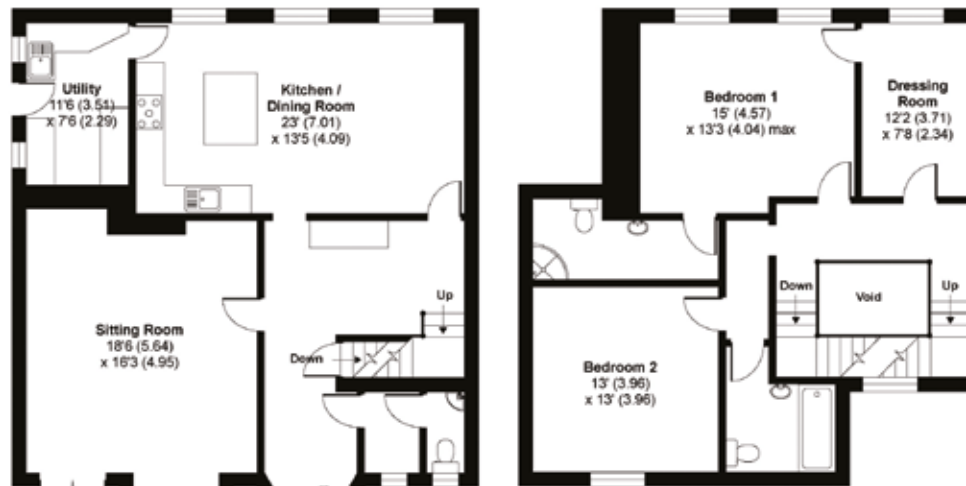
Set on Church Street in the Old Town you are literally minutes away from all the amenities the town has to offer; supermarkets, restaurants, cinema, gyms and the High Street's vibrant cafe culture. Further afield you have swift access to the A22 & A26 which will take you to the historic towns of Lewes and Tunbridge Wells. The mainline railway station at Uckfield offers a regular commuter service to London and there is an excellent selection of both private and state schools nearby. For your leisure pursuits the Ashdown Forest is on the doorstep; whilst the coastal resorts of Brighton & Eastbourne are in easy reach.

Andertons, Church Street, Uckfield, TN22

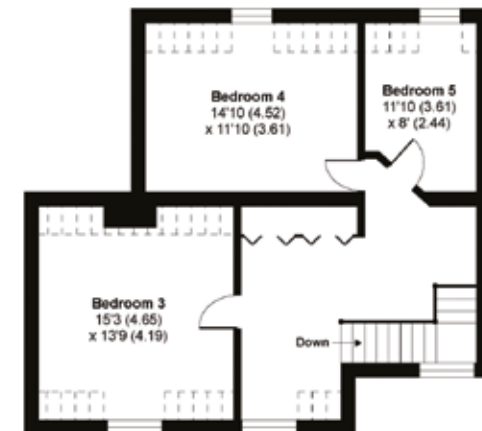
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(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E		49	51
(35-47) F			
(2-34) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the 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 misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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