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Peter Oliver



Crowborough Road, Nutley, TN22 3HU

- Five Double Bedrooms
- Village Location
- Mature Large Rear Garden
- Unrestricted Views Of South Downs
- Large Driveway & Double Garage
- 4 Reception Rooms



EPC RATING

Current:

64 | D

Potential:

71 C

£1,100,000



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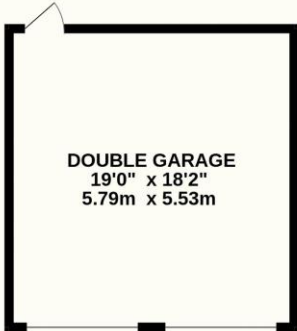
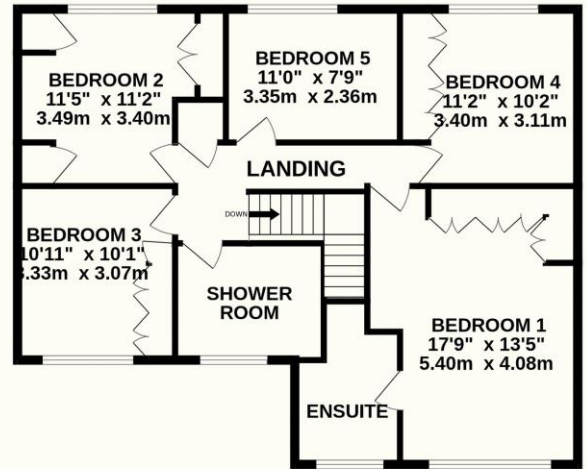
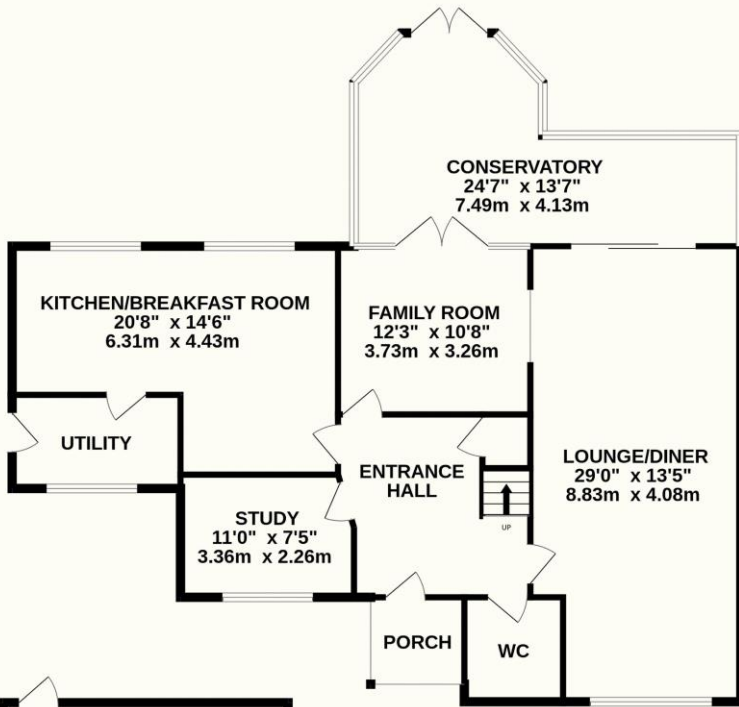
Situated in a lovely spot on the Ashdown Forest, this wonderful, detached house offers an abundance of space for a family. As well as being private and in a rural area, you are still in the popular village of Nutley which has its local shop, restaurants, garage, a very active village hall and a primary school which is very well regarded. This five double bedroom property is nothing short of exemplary. With over 2600 square feet of space to grow into, this would suit even the larger of families looking for rural living. There is a large rear garden with mature bushes, trees and flower beds and a spacious gate driveway to the front which combined equals to 0.35 of an acre. The main attraction though must be the unrestricted view of the South Downs from the upstairs rooms, which is breathtaking and something money cannot buy. Inside on the ground floor, you enter a large hallway, there is a kitchen/breakfast room which is fresh, modern and a great size. The lounge is a double aspect room that runs from the front to the back of the house and makes an enviable area but the conservatory at the back of the house is one of the highlights. You have a separate dining area with heating if required and this room would be perfect for entertaining any time of the year overlooking the garden. On top of this, you have a big utility room, a family room, sizeable study, and a spacious cloakroom. Upstairs you have five double bedrooms with a family bathroom and an en-suite to the main. Both bathrooms include power showers. The property also benefits from sixteen solar panels and storage battery. The house is securely situated behind gates and a large driveway giving the property a very safe and private feel. On the driveway you will find a larger than average detached double garage which also has a pitched roof for storage. Overall, this property is extremely impressive from front to back and worth a viewing.

Uckfield: 01825 703000
Crowborough: 01892 489000
Lettings: 01825 701030
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TOTAL FLOOR AREA : 2612 sq.ft. (242.6 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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