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Peter Oliver



Ashengate Way, Five Ash Down, TN22 3EX

- ▼ Impressive Detached House
- ▼ 5 Bedrooms, 4 Bathrooms
- ▼ Arranged Over 3 Floors
- ▼ Kitchen/Breakfast Rm, Utility
- ▼ Lounge, Dining Room
- ▼ Tandem Garage, Driveway



## EPC RATING

Current:

80 | C

Potential:

87 | B

**Guide Price:**

**£600,000 - £625,000**





## Ashengate Way, Five Ash Down, TN22 3EX

Situated in one of the most favourable positions within the Ashdown Place development is this impressive and most beautifully presented family home. Arranged over three floors this substantial property comprises five bedrooms, four bathrooms, and five toilets, meaning this house is more than suitable for growing families or for those who regularly accommodate guests. You first enter into a central entrance hall with w/c to side, doors then lead to a spacious double aspect lounge to one side, and to the other is a formal dining room, a well-presented kitchen/breakfast room then opening through to the separate utility room. The first floor comprises three well-proportioned bedrooms, two of which boast en-suites and built in wardrobes, and the third is served by a family bathroom. Arranged on the top floor are two further double bedrooms and a further shower room. The property is positioned at the end of a no-through private drive and therefore enjoys no passing vehicles and a peaceful setting and provides parking for several cars then leading to an extremely useful tandem garage. The rear garden is nicely landscaped and provides a great level of privacy and can be accessed via both a side gate and the tandem garage. It's the perfect garden to relax and unwind in during the warmer summer months. We would advise viewing without hesitation to avoid disappointment as this really is such a tremendous and generous family home.

Uckfield: 01825 703000  
 Crowborough: 01892 489000  
 Lettings: 01825 701030  
[Info@peteroliverhomes.co.uk](mailto:Info@peteroliverhomes.co.uk)

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 The Property  
Ombudsman

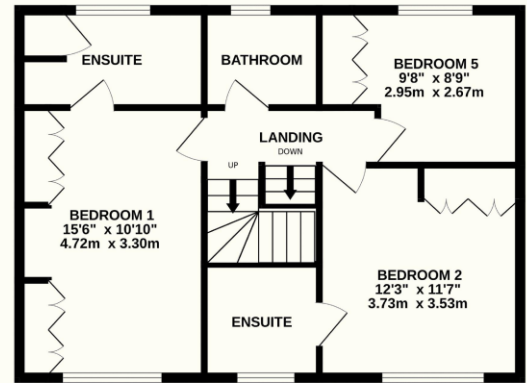
 The Property  
Ombudsman  
LETTINGS



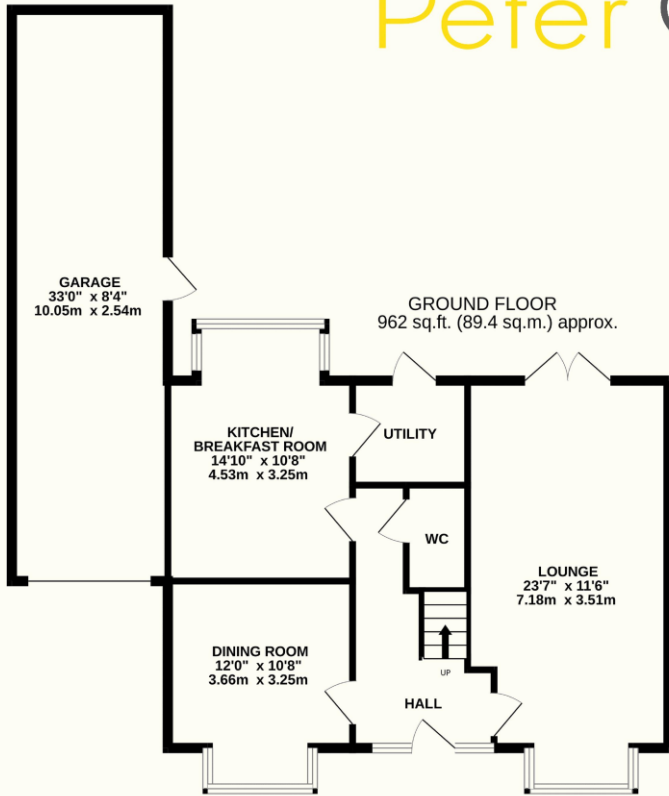
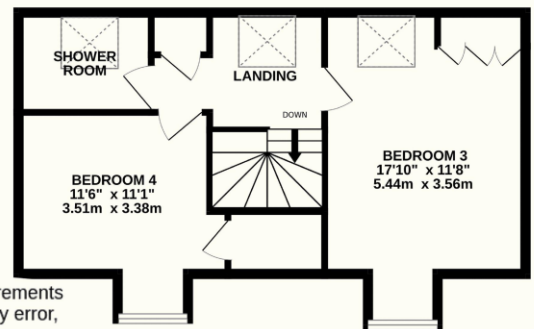


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1ST FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



2ND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



GROUND FLOOR  
962 sq.ft. (89.4 sq.m.) approx.

TOTAL FLOOR AREA : 2038 sq.ft. (189.4 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: G

MAINTENANCE/SERVICE CHARGE: £440.85 per year

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