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Peter Oliver



Church Fields, Nutley, TN22 3NA

- ▼ Detached House
- ▼ Four Bedrooms, Bathroom
- ▼ Lounge, Dining Room
- ▼ Modern Kitchen, Garden Room
- ▼ Integral Garage, Driveway
- ▼ Convenient Location



EPC RATING

Current:
47 E

Potential:
66 D

GUIDE PRICE

£550,000 - £575,000



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This wonderful detached house is discreetly tucked within a small cul-de-sac just a short walk from the amenities within Nutley village. The property offers generous accommodation including four well-proportioned bedrooms and a family bathroom arranged on the first floor. On the ground floor you first enter into an entrance hall that leads to the lounge to front. An archway walks on through to a separate dining space that intern leads to the wonderful garden room with an outlook to the rear. The modern kitchen provides a wealth of wall and base units along with integrated appliances giving ample storage and work surfaces. The property also boasts a ground floor w/c, and a door leads to the integral single garage. A driveway to front provides off road parking and leads to the single garage, whilst the rear garden is of low maintenance with an array of flower beds, expanse of lawn, and pleasant seating area. Nutley offers a highly regarded Primary School, restaurants, newsagents, and many countryside walks including the impressive Ashdown Forest making it desirable for a variety of prospective buyers and should be viewed without hesitation.

Uckfield: 01825 703000
 Crowborough: 01892 489000
 Lettings: 01825 701030
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 The Property
Ombudsman

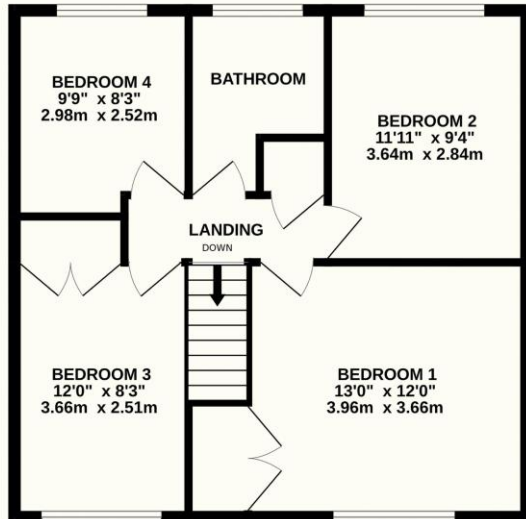
 The Property
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LETTINGS



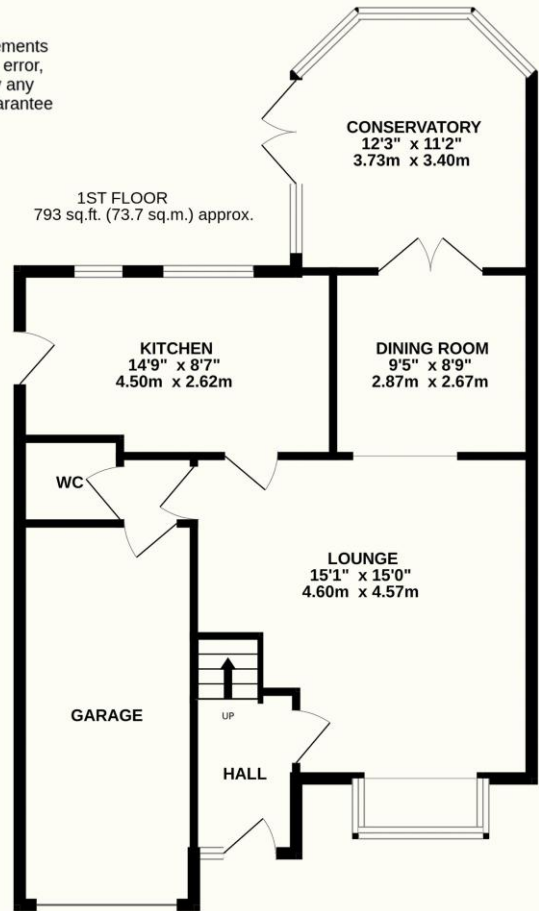
TOTAL FLOOR AREA : 1377 sq.ft. (127.9 sq.m.) approx.

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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GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
793 sq.ft. (73.7 sq.m.) approx.



TENURE: FREEHOLD

COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: N/A

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