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Peter Oliver



Forest View, Nutley, TN22 3LF

- ▼ Superb Extended Semi Detached
- ▼ CHAIN FREE, 3 Bedrooms
- ▼ Feature Open Plan Living Space
- ▼ Modern Kitchen & Bathroom
- ▼ Study, Utility & Studio/Gym
- ▼ Driveway & Lovely Garden



EPC RATING

Current:
42 E

Potential:
70 C

Guide Price:
£475,000 - £500,000



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CHAIN FREE - Located in a private cul-de-sac in the heart of the sought-after village of Nutley this chain-free extended three-bedroom semi benefits from some considerable upgrades which really make it stand out. An extension at the rear has created an extra room utilised currently as a home office (that would work equally well as a bedroom) and the property has been extensively refurbished with a high standard of finish. On the ground floor the entrance hall opens into a stylish open plan lounge/diner with bay window feeling bright and roomy. At the front is a stunning new modern kitchen complete with integrated fridge/freezer and hob along with generous worktop/storage areas and there's also a useful downstairs cloakroom. Doors from the driveway open into a gym/studio followed by a separate utility room where the white goods are housed, and the aforementioned home office which is accessible separately from a door in the lounge. Upstairs space is equally impressive and consists of two double bedrooms (including a larger than average master) a good sized single and family bathroom with bath and shower. All rooms are presented very nicely and complement the ground floor space very well. From this vantage point are very impressive and unimpeded views across the Ashdown Forest which is quite literally a walk across the road. The rear garden is attractive and low-maintenance with a large area of artificial grass making up the majority of the footprint. This is paired with a raised patio which makes a great place to entertain in the warmer months. To the front is a large driveway and the home affords its occupants the convenience of being able to walk into the village in minutes. There's a range of amenities including two local shops, a garage, Primary School, two restaurants and a church and the popular coastal resorts of Brighton, Eastbourne and Hastings are easily accessible by car. This is an impressive family home with all the right features to endear it to its new owners for years to come. Viewing is highly recommended from us.

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

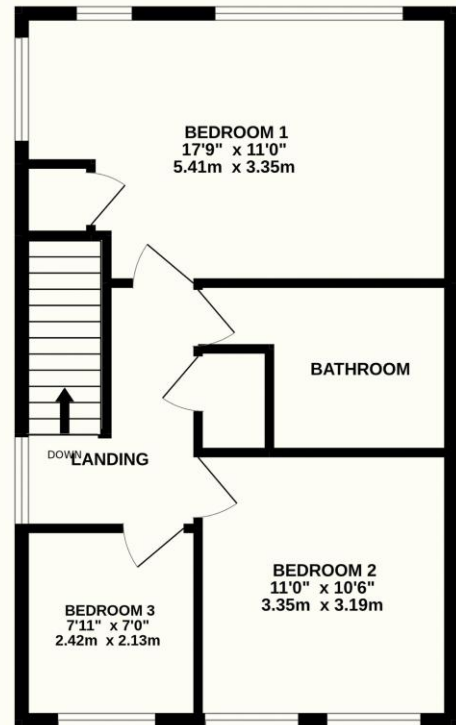
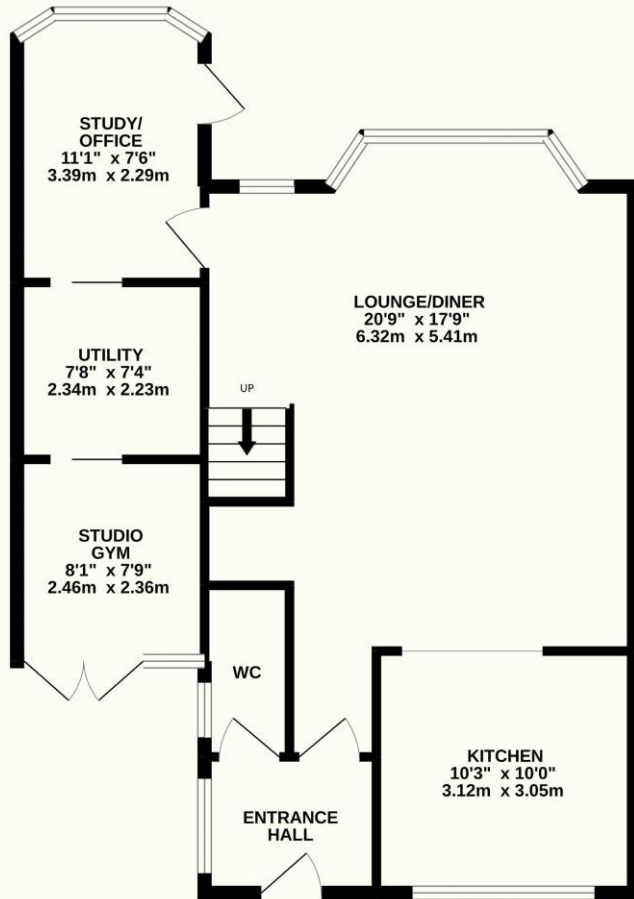
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Ombudsman
LETTINGS



TOTAL FLOOR AREA : 1264 sq.ft. (117.4 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: E

MAINTENANCE/SERVICE CHARGE: N/A

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