

01825 703000 / 01892 489000  
info@peteroliverhomes.co.uk

Peter Oliver



Queensmount, Five Ashes, TN20 6LH

- ▼ Ground Floor Maisonette
- ▼ One Double Bedroom, Lounge
- ▼ Modern Kitchen & Bathroom
- ▼ Beautiful Landscaped Garden
- ▼ Brick Store, Chalet/Outbuilding
- ▼ Wonderful Village Location



## EPC RATING

Current:

58 | D

Potential:

75 | C

**Guide Price:**  
**£225,000 - £235,000**





## Queensmount, Five Ashes, TN20 6LH

What a wonderful gem of a property this is. A delightful ground floor maisonette boasting impressive front and rear gardens that will be sure to catch your attention. The rear garden benefits from a brick store, seating areas, and a big feature is the large chalet/outbuilding that is double glazed and insulated with power and water connected meaning this space could have multiple uses from a studio to a potential secondary financial income if created into a possible AirBnB facility. For those thinking about efficiency, the property benefits for an air source heat pump that is very economical. The garden has been landscaped and is now an idyllic space to enjoy during the warmer months. Inside you first enter into an entrance hall with storage cupboard, modern bathroom with electric shower, and kitchen to either side. A wonderful lounge/diner to front is bright and airy, and a door leads through to the double bedroom with two fitted wardrobes and has a private, and particularly pretty outlook over the garden. This could be a suitable property for those stepping onto the property ladder but could also be ideal for those wishing to downsize or invest.

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

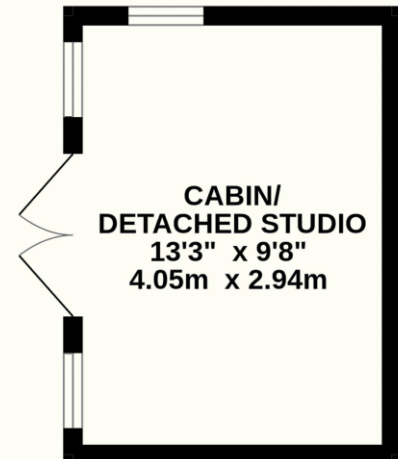
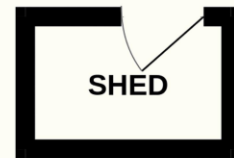
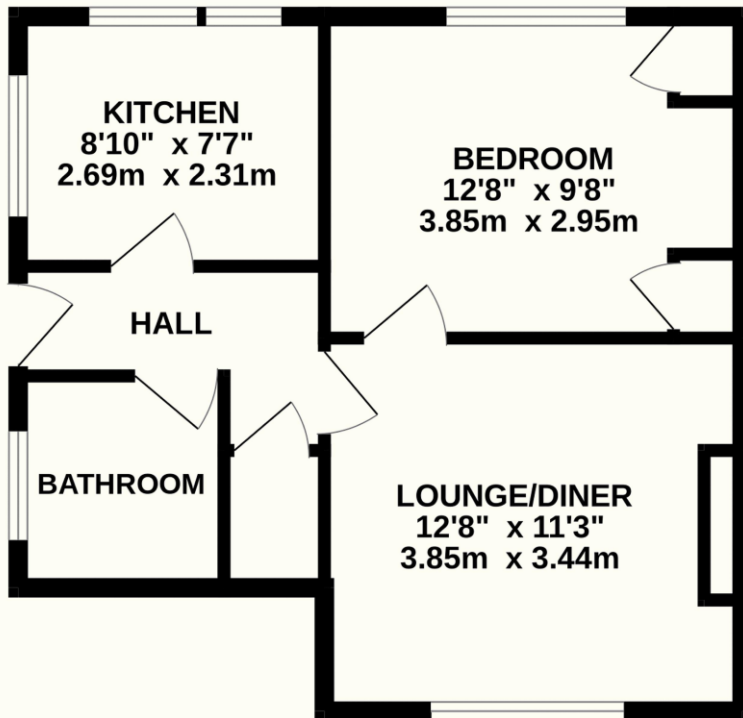
 The Property  
Ombudsman  
LETTINGS







GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 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: LEASEHOLD

ANNUAL SERVICE CHARGE: £161.18

GROUND RENT: £10

COUNCIL TAX BAND: B

LEASE LENGTH: 88 years remaining

**Details provided by owners and would need to be verified before purchase**

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.