

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



The Coachworks, Lewes Road, Blackboys, TN22 5LF

- ▼ Modern Semi-Detached
- ▼ 3 Bedrooms, 2 Bathrooms
- ▼ Open-Plan Accommodation
- ▼ Immaculately Presented
- ▼ Low Maintenance Garden
- ▼ Allocated Parking Spaces



EPC RATING

Current:

82 | B

Potential:

87 | B

Guide Price:

£400,000 - £425,000



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Tucked away in an exclusive, small development in the picturesque and highly sought-after village of Blackboys, this beautifully presented three-bedroom semi-detached home offers the perfect blend of contemporary living and village charm. Just a short walk from the popular local public house and the well-regarded primary school, and within easy reach of Uckfield and Heathfield, this location provides the best of both worlds and peaceful village life with excellent access to amenities and transport links, including direct train services to London just a short drive away. The accommodation is immaculately maintained and thoughtfully designed, boasting spacious and light-filled interiors throughout. A welcoming entrance hall sets the tone for the home, featuring a stylish ground floor W/C and a striking floor-to-ceiling glass panel that offers a glimpse into the stunning double-aspect kitchen. This contemporary kitchen boasts Quartz worktops and integrated appliances including a Smeg dishwasher and Neff induction hob and double oven, seamlessly flowing into the open-plan lounge and dining area, creating a sociable and versatile space ideal for everyday family living and entertaining. French doors lead out to the beautifully landscaped rear garden, and a handy understairs cupboard provides valuable storage. Upstairs, a generous landing gives access to three well-proportioned bedrooms. The principal bedroom benefits from a sleek en-suite shower room, while the remaining bedrooms are served by a modern family bathroom perfect for growing families or guests. Externally, the property continues to impress. The rear garden is attractively arranged with a mix of mature tropical planting and a low-maintenance patio area ideal for alfresco dining and entertaining in a private and secluded setting. Two allocated parking spaces are included, along with additional visitor bays for guests. Further benefits include a remainder of the new build warranty along with the inclusion of solar panels, offering energy efficiency and reduced running costs. Whether you're looking to upsize, downsize, or secure a stylish village home within reach of excellent local amenities, this property is a rare gem. Early viewing is highly recommended.

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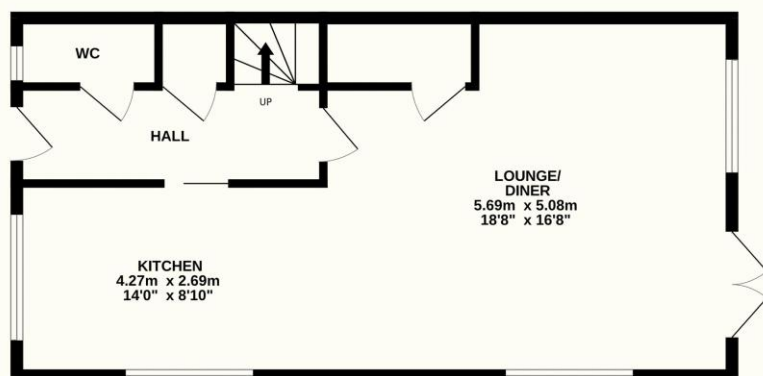
Peter Oliver

The Property
Ombudsman

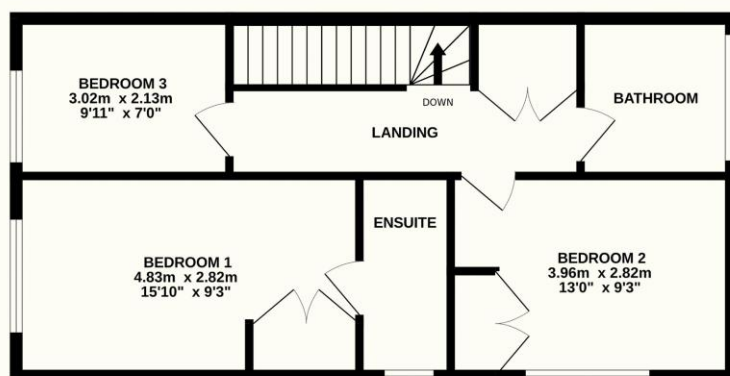
The Property
Ombudsman
LETTINGS



GROUND FLOOR 51.5 sq.m. (554 sq.ft.) approx.



1ST FLOOR 51.5 sq.m. (554 sq.ft.) approx.



TOTAL FLOOR AREA : 102.9 sq.m. (1108 sq.ft.) 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: D

MAINTENANCE/SERVICE CHARGE: £400 per year

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