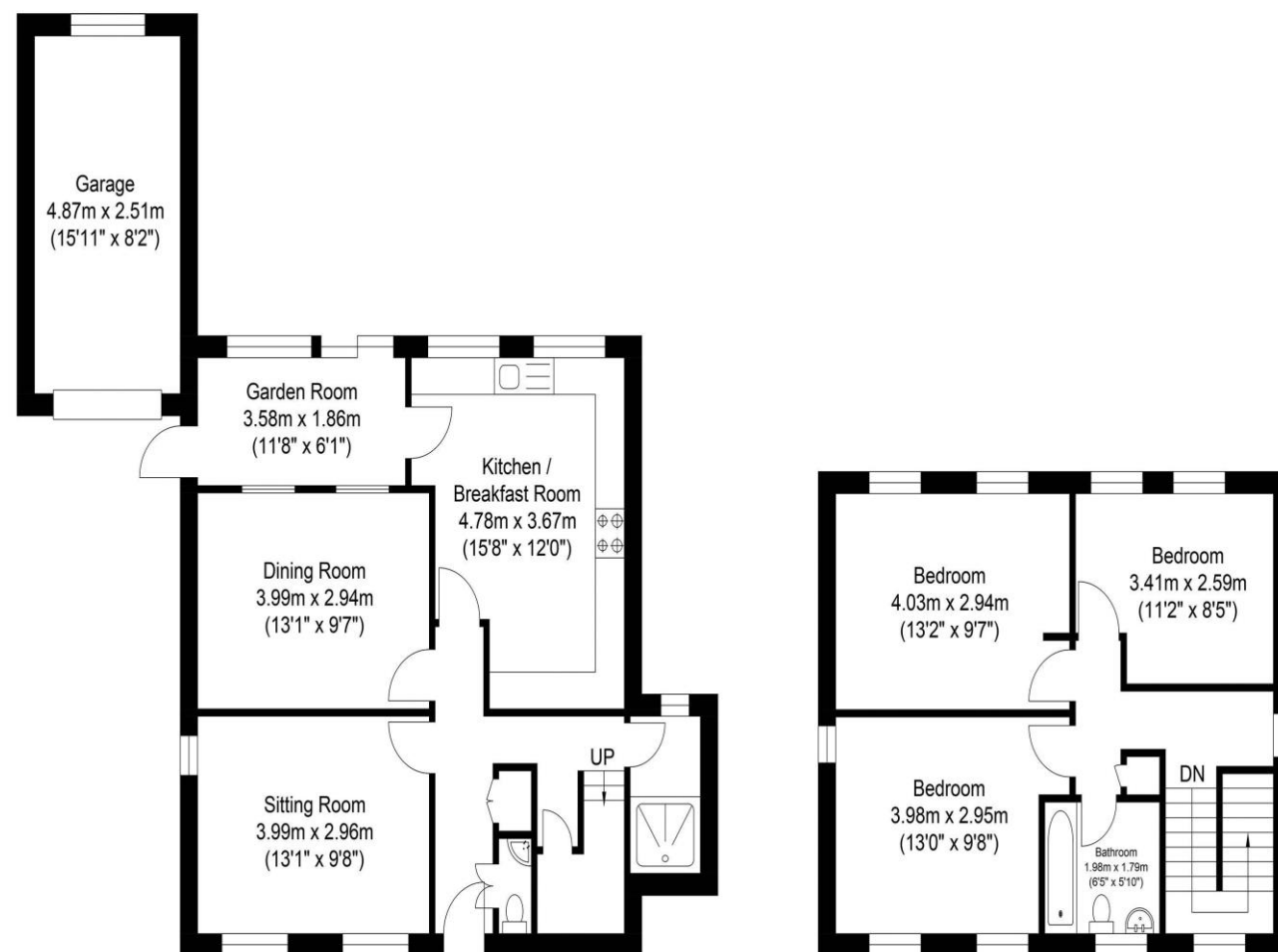


The floorplan...



Approximate Gross Internal Area (Including Garage) = 117.96 sq m / 1269.71 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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*A three bedroom detached house available with no onward chain and **SUBJECT TO AN AGRICULTURAL TIE AND OCCUPANCY CONDITION***

£350,000
Freehold

Chestnut Cottage,
Goldbridge Road,
Pitdown TN22 3XN



More details from...

call: Newick office: **01825 722288**

email: new@mansellmctaggart.co.uk

web: www.mansellmctaggart.co.uk

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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

In brief...

- SUBJECT TO AN AGRICULTURAL TIE & OCCUPANCY CONDITION
- HALL
- DOWNSTAIRS CLOAKROOM
- SITTING ROOM
- DINING ROOM
- GARDEN ROOM
- KITCHEN
- 3 BEDROOMS
- BATHROOM
- OIL FIRED CENTRAL HEATING & DOUBLE GLAZING
- GARAGE
- SOUTH FACING GARDEN
- EPC E



Chestnut Cottage is available with no onward chain



In more detail...

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL TIE & OCCUPANCY CONDITION.

The occupation of the dwelling shall be limited to a person employed, or last employed, locally in agriculture as defined in section 221(1) of the Town & Country Planning Act 1962, or forestry, or a dependant of such a person with him (but including a widow or widower of such a person).

Chestnut Cottage is a **3 bedroom detached house with 3 reception rooms** and is available with no onward chain.

On the ground floor is a hall with downstairs cloakroom/wc, a **sitting room** with wood block flooring & brick fireplace, a **separate dining room** also with wood block flooring and a ground floor shower room.

To the rear is the kitchen, with electric oven & hob, off which is a garden room which has doors to the rear and to the side.

On the first floor is a landing, off which there are three bedrooms, one to the front and two to the rear, and a bathroom with white suite.

Further benefits include oil fired central heating & double glazing.

There is a garage to the side and a south facing garden to the rear.



The location...

Piltdown boasts a fine golf course which is screened behind hedgerows nearby to the property whilst the Piltdown Man pub, the interesting old Peacock Inn, a petrol station/convenience store and a highly regarded organic farm shop are also within easy reach. The lovely open areas of the Ashdown Forest are a few minutes by car and the town centre of Uckfield with its excellent recreational, schooling and shopping facilities is about 3 miles. Nearby Newick offers a number of excellent local shops, school, health centre, inns and sports facilities whilst Haywards Heath (about 8 miles) provides extensive shopping and other amenities together with a main line commuter rail service to London (Victoria/London Bridge approximately 45 minutes). The coastal towns of Eastbourne and Brighton together with Gatwick Airport, the Royal Spa Town of Tunbridge Wells and M25 are also within convenient driving distance.

DIRECTIONS From our office head in an easterly direction on the A272 towards Uckfield for just over a mile. Having passed the Old Spot Farm Shop on your left, carry on for another couple of hundred yards and the entrance to Chestnut Cottage will be on your right, by the entrance to Ashgrove Farm.

Agriculture includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and " agricultural" shall be construed accordingly