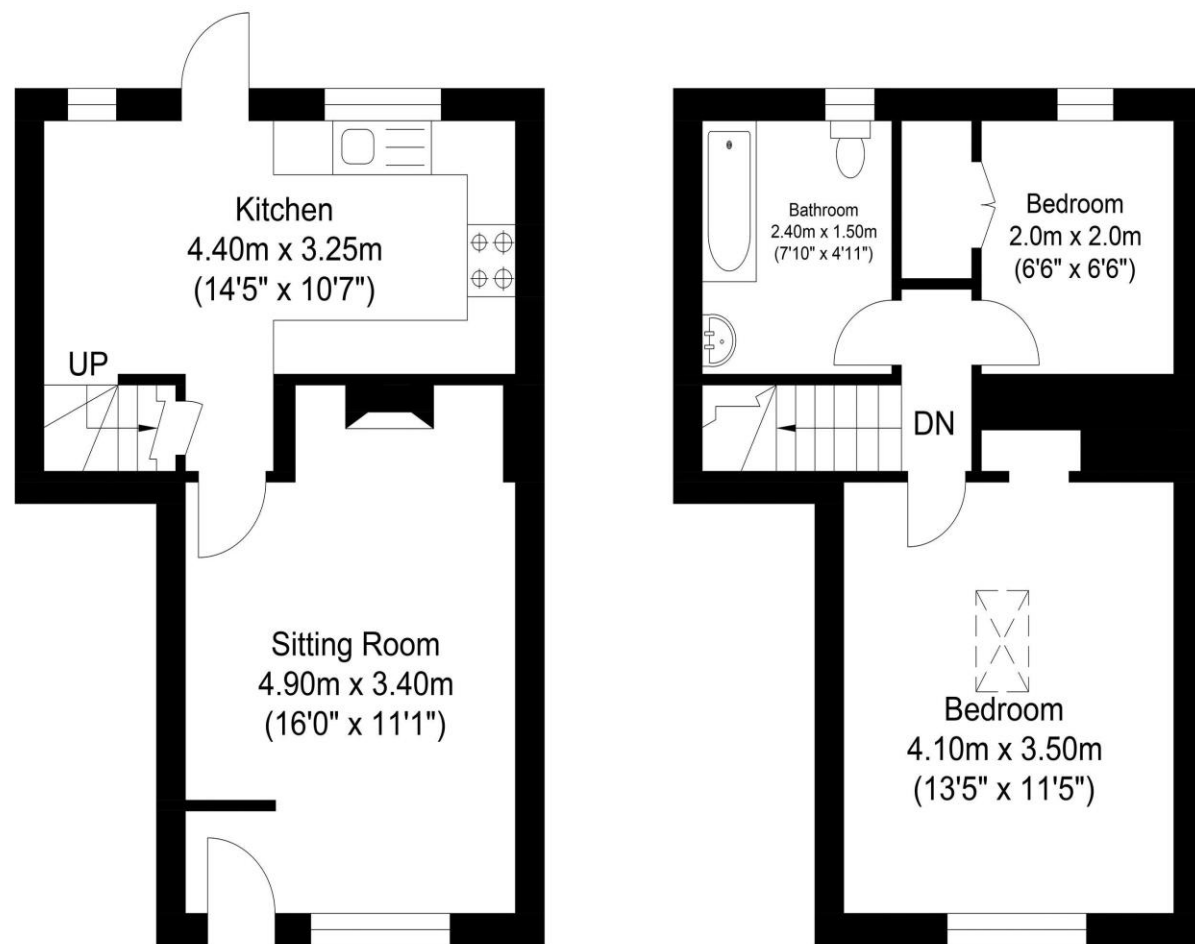


The floorplan...



Ground Floor
Approximate Floor Area
322.80 sq ft
(29.99 sq m)

First Floor
Approximate Floor Area
322.80 sq ft
(29.99 sq m)

Approximate Gross Internal Area = 59.98 sq m / 645.61 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

A charming Grade II listed period terraced cottage with a 100ft south facing garden set in the heart of this sought after quintessential Sussex village

Offers in Excess of £385,000
Freehold

3 Whites Cottages,
Fletching TN22 3SP



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...

- ENTRANCE VESTIBULE
- SITTING ROOM WITH INGLENOOK
- WELL EQUIPPED KITCHEN/BREAKFAST ROOM
- MAIN BEDROOM WITH TIMBERED VAULTED CEILING
- FURTHER BEDROOM
- MODERN BATHROOM
- WEALTH OF PERIOD FEATURES
- RE-ROOFED, RE-WIRED & RE-PLUMBED INCLUDING GAS FIRED COMBI BOILER & CENTRAL HEATING SYSTEM
- FRONT GARDEN
- LOVELY 100FT LONG SOUTH FACING GARDEN
- COUNCIL TAX BAND C WEALDEN



3 Whites Cottages is a period home with a wealth of character & charm

In more detail...

A charming two bedroom Grade II listed period, terraced cottage with a 100ft south facing garden set in the heart of this sought after quintessential Sussex village.

The front door leads into a small entrance vestibule which then opens up into the delightful sitting room which has a **feature inglenook fireplace**, exposed timbers & flooring and a sash window to the front.

A lovely old oak door leads to the **kitchen/breakfast room**. The Shaker style kitchen includes oak worktops, electric oven with gas hob, under counter fridge & integrated washing machine. Stairs rise to the first floor and a **stable door** gives access to the garden.

On the first floor a restricted height doorway leads to the main bedroom which has a **beautiful vaulted timber ceiling**, wide oak floorboards and a sash window to the front.

There is a further bedroom to the rear and a modern bathroom.

To the front is a patio garden & to the rear is the superb, **100ft meandering south facing garden** with paved terrace, lawned areas with mature flower borders, a storage shed with freezer, ornamental pond and timber summerhouse.



The location...

The property is located towards the heart of the village, home of the well known Griffin Inn, a village store-cafe and popular primary school. In summer the sound of leather on willow comes from the nearby cricket ground, and at every season the front windows of the cottage frame the impressive parish church, the Norman tower of which supports a towering shingled steeple. Further shopping, recreational facilities and schooling for children of all ages are available in nearby Uckfield and additional local amenities can be found at Newick. Haywards Heath provides an excellent commuter train service to London (Victoria and London Bridge both approximately 45 minutes) and Brighton. Lovely country walks start just a few yards from the front door, while the National Trust gardens of Sheffield Park and the wilder expanses of the Ashdown Forest are only short drives away.

DIRECTIONS

Fletching is on the minor road between the A272 at Piltdown and the A275 at the retail complex Trading Boundaries. Number 3 Whites Cottages itself lies between the church and cricket ground, just before the primary school if approaching from the A272, just after the school if coming from the A275.

Worth bearing in mind...

In recent years the property has been re-roofed (insulation, felt, battens & tiles), re-wired, re-plumbed including new combi boiler & central heating system and the back wall has been re-pointed.

