



Little Acre, Golf Club Lane, Piltdown TN22 3XB

£875,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

Little Acre, Golf Club Lane

An impressive & spacious (1,904 sq ft) THREE BEDROOM DETACHED BUNGALOW IN NEED OF MODERNISATION offering great potential set on a glorious 0.7 ACRE WEST FACING PLOT backing on to Piltown Golf course – NO ONWARD CHAIN.

The front door leads into a hall, off which is a cloakroom/wc & a utility room. All the principle rooms are to the rear with views over the grounds and include a 21'3 x 13'2 LOUNGE, a double aspect kitchen/dining room, 3 bedrooms, a shower room and an ensuite shower room. One of the bedrooms has annexe potential and another has a dressing area.

The front is well shielded by mature hedging & a gated entrance leads into the driveway with parking for several cars and to the side of the property is a GARAGE & CAR PORT. To the rear are the WONDERFUL GARDENS that are west facing and mainly laid to lawn with a paved terrace.

Oil fired central heating, double glazing & private drainage.

- AN IMPRESSIVE & SPACIOUS (1,904 SQ FT) DETACHED BUNGALOW IN NEED OF MODERNISATION SET ON A LOVELY 0.7 ACRE WEST FACING PLOT BACKING ON TO PILTOWN GOLF COURSE
- HALL, CLOAKROOM/WC & UTILITY ROOM
- 21'3 X 13'2 LOUNGE & KITCHEN/DINING ROOM
- 3 BEDROOMS, SHOWER ROOM & EN SUITE SHOWER ROOM
- GENEROUS DRIVEWAY, GARAGE & CAR PORT
- SUPERB WEST FACING LAWNED GARDEN
- FREEHOLD EPC E COUNCIL TAX BAND G WEALDEN NO ONWARD CHAIN





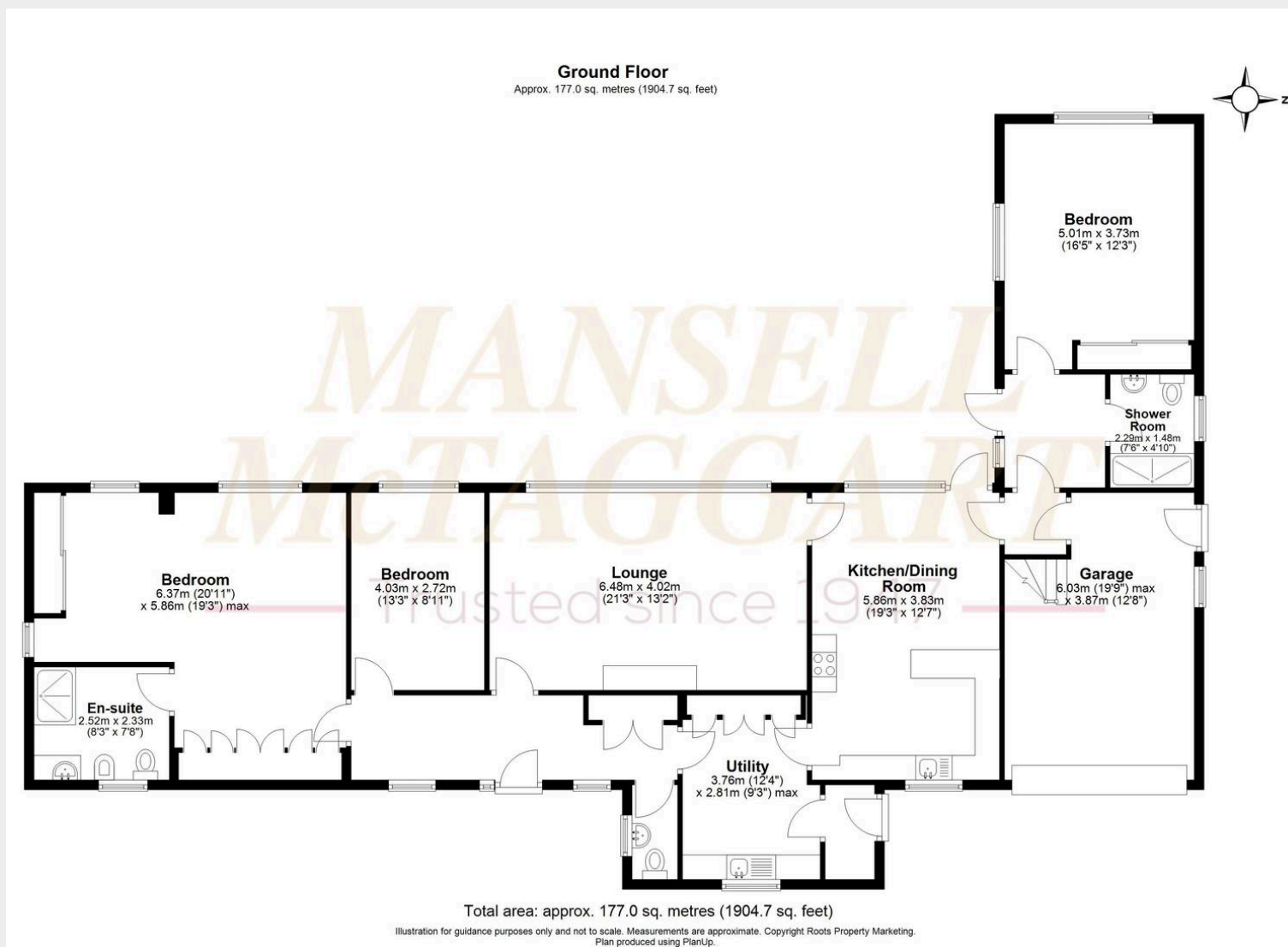
Little Acre, Golf Club Lane

In an enviable location, the property occupies a lovely plot within a charming country lane adjoining the prestigious Piltdown Golf Course, all being pleasantly semi-rural and where properties are seldom available, approximately one and a half miles to the east of Newick. Piltdown village provides a garage with convenience store, The Piltdown Man pub and The Peacock with their excellent restaurant.

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, 3 pubs and sports facilities whilst Haywards Heath (about 9 miles) provides extensive shopping and other amenities together with a main line commuter rail service to London (Victoria/London Bridge approximately 45 minutes).



DIRECTIONS: From our Newick office head in an easterly direction along the A272 towards Uckfield going past the Piltdown Man on the right and on past the turning to Fletching on the left. After a further half mile turn right into Golf Club Lane and Little Acre is on your right after the golf course.



Mansell McTaggart Newick

Mansell McTaggart, 3a The Green – BN8 4LA

01825 722288

new@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/newick

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.