



## Five Ash Down Post Office, Five Ash Down

Uckfield, East Sussex TN22 3AH

Offers Over £650,000

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# Five Ash Down Post Office

Five Ash Down, Uckfield

A delightful "Victorian" semi detached house with an attached post office and village store. The house is situated on a good size plot with enclosed parking for approximately 4 cars and a southerly facing garden.

It was extended and updated in 2017 and now offers spacious accommodation, finished and presented to a high standard and briefly comprises of a generous entrance hall, lounge with stripped wood floor and log burner, fantastic fitted kitchen/dining room with central island and space for a dining table with roof lights above, utility room, cloakroom/w.c. garage/storage room with mezzanine storage area and an office/study.

On the first floor are three double bedrooms and a spacious bathroom, fitted with a freestanding bath, separate walk-in shower cubicle, wash basin and w.c.





## Five Ash Down Post Office

Five Ash Down, Uckfield

The very well presented Post office and Village store offers 44.5 Sq M of retail space with an enclosed lobby to the front. It occupies a prominent roadside position which is incredibly easy to stop outside making it convenient and well used. The community status Post Office is well supported by the locals and the shop sells a wide range of items including locally sourced produce.

Post Office income £51,500 (2021)

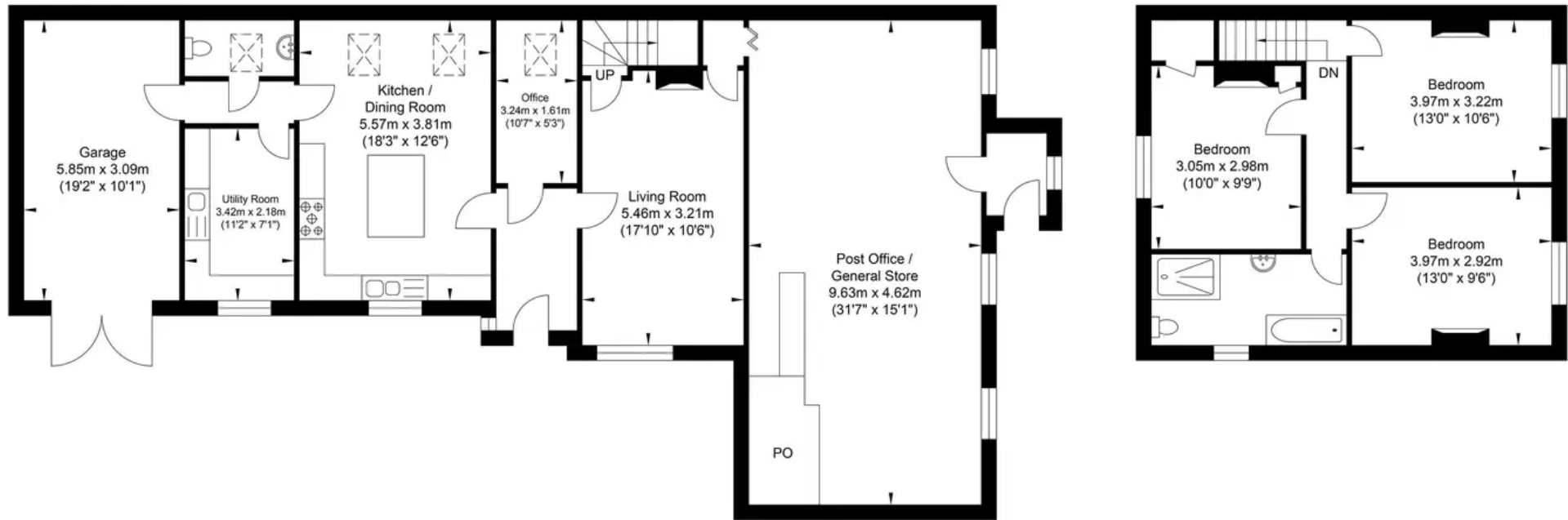
Village store turnover £184, 523 (2021)

Council Tax band: D

Tenure: Freehold



# Post office & Village store, Five Ash Down



Ground Floor  
Approximate Floor Area  
1407.81 sq ft  
(130.79 sq m)

First Floor  
Approximate Floor Area  
553.15 sq ft  
(51.39 sq m)

Approximate Gross Internal Area = 182.18 sq m / 1960.96 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.