



Hurstwood Court, Linum Lane

Five Ash Down, East Sussex TN22 3FH

£250,000

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Hurstwood Court

Linum Lane, Five Ash Down

A modern two bedroom one shower room first floor apartment having been beautifully finished to an exacting standard forming part of this retirement block of just 15 recently constructed apartments attached to the assisted living development with allocated parking for car owners.

Situated in this ever-popular village with a post office/general store and public inn, this impressive apartment affords 749 sq ft of living accommodation and comprises in brief; an entrance hallway with a large storeroom housing a washing machine, a useful WC, a sitting room with an attractive fireplace, a beautifully fitted kitchen with granite work surfaces and quality integrated appliances, a very spacious main bedroom with built-in wardrobes and en-suite shower room and a generous second bedroom.

Outside the communal gardens are beautifully kept and provide an excellent outside space specifically for the use of the residents with landscaped gardens and seating areas, as well as the adjacent countryside which offers a delightful vista. There are also allocated parking spaces for car owners and each apartment has been granted a 125 year lease from January 2014 and benefits from emergency 24 hour system to on-site care team with a choice of life style packages available which include access to a communal living room with entertainment available and a choice of meals to be provided if wanted.

EPC rating C & Council tax band D

Service charge £190 per month

Ground rent TBC

Leasehold - 125 year lease from January 2014





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The property forms part of the recently constructed assisted living and care home development positioned on the rural outskirts of this highly desirable hamlet. Five Ash Down offers a strong sense of community spirit with a post office/general store, a popular village pub and a village hall. The area is surrounded by open fields and rolling countryside providing vast scenic walks and picturesque bridle paths.

A comprehensive range of shopping and leisure facilities can be found in nearby Uckfield offering a range of bars and restaurants, numerous individual shops and boutiques, supermarkets, a public library and a cinema. In addition the town offers a railway station providing services to London in just over an hour, further railway services can be found in nearby Buxted offering similar commuting times to the city. There is a nearby primary school at Maresfield whilst secondary education can be found at Uckfield Community College.

The breath-taking 6,500 acre Ashdown Forest is also close by with its ancient heathland and the inspiration behind A. A. Milne's Winnie the Pooh books.

The nearby A272 provides swift vehicular access to Haywards Heath which offers a faster commuting service to London (London to Victoria in approximately 47 minutes) whilst the coastal resorts of Brighton City and Eastbourne are also easily accessible to the south.



Five Ash Down, East Sussex, TN22

Approximate Gross Internal Area = 749 sq ft / 69.6 sq m

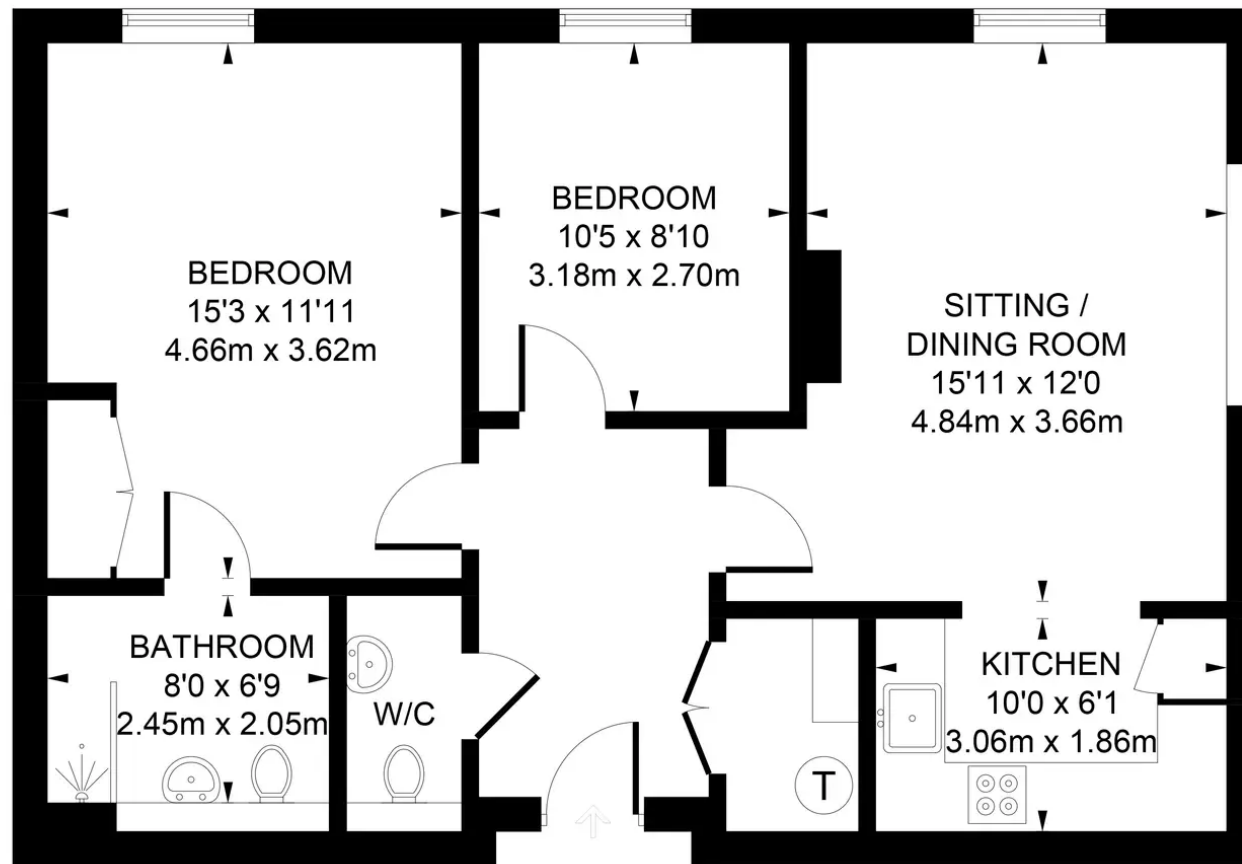


Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromapltd.co.uk (ID989198)

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