



6 The Coachworks Lewes Road, Blackboys
Uckfield

Guide Price **£440,000 – £450,000**

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6 The Coachworks Lewes Road

Blackboys, Uckfield

A recently constructed and beautifully finished CHAIN FREE 4 double bedroom, 2 bath/shower room semi-detached home in the highly sought-after village of Blackboys built to an exacting specification with high end fittings, eco features and 5 years new build warranty remaining.

This stunning family home which is offered with no onward chain was constructed by Greenrock Homes in 2019 to a high quality finish boasting quartz worksurfaces, Neff appliances, photovoltaic solar panels, electric blinds, electric loft hatch with power ladder and many other excellent design and efficiency features.

A covered entrance provides access to the spacious entrance hall benefitting from a large coats cupboard and offering access to the downstairs cloakroom, the generous living room and the impressive kitchen/dining/family room. The kitchen is a particular feature boasting a range of matching high gloss units to eye and base level, integrated Neff appliances, quartz worksurfaces and a peninsula, the dining and family area has large sliding doors opening to the outside seating terrace.

From the entrance hallway a staircase rises to the first floor offering; a electric loft hatch with power ladder, a principle bedroom with built-in wardrobes and beautifully fitted en-suite shower room, 3 further double bedrooms with built-in wardrobes and a beautifully fitted four piece family bathroom with a bath and separate shower cubicle.





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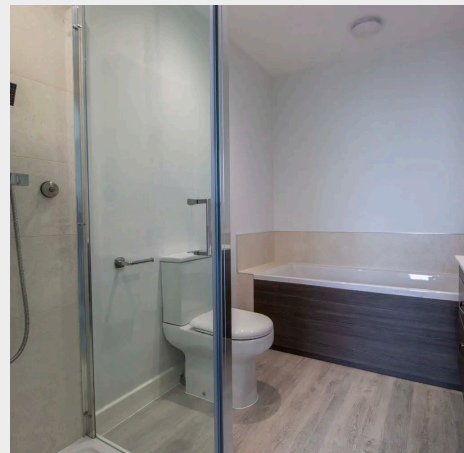
Blackboys, Uckfield

Outside the courtyard-style garden is arranged over two levels with a seating terrace immediately adjoining the rear of the property on the ground floor and a raised section which would be ideal for flower beds or as a vegetable patch.

The side of the property has storage areas and provides access to the front of the property. At the front of the property there are two allocated parking spaces with a path between leading to the covered entrance.

The Coachworks is located on the outskirts of the village within walking distance of the highly regarded primary school and public inn. Blackboys is surrounded by open fields and countryside with numerous pathways and bridle paths linking with the neighbouring districts. A more comprehensive range of shopping and leisure facilities can be found in nearby Uckfield which offers numerous bars/restaurants, a cinema, public library, supermarkets and other public facilities including a leisure centre and sixth form college as well as railway station with lines to London. Additional rail services can be found at nearby Buxted village which offers a service to London in just over 1 hour. Haywards Heath with a faster a direct train service to London (Victoria) and London Bridge 47 mins can be accessed via the A272 and is approximately 13 miles distant.

EPC rating C



The Coachworks, Blackboys, East Sussex, TN22

Approximate Gross Internal Area = 135 sq m / 1454 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID885413)

Mansell McTaggart Uckfield

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