



LITTLE ARGOS, HURSTWOOD ROAD
HIGH HURSTWOOD - £850,000



Little Argos

Hurstwood Road, High Hurstwood,
Uckfield, TN22 4BE

**Entrance Porch - Entrance Hall - Sitting Room - Dining
Room - Sun Room - Kitchen - Utility Room - Three
Bedrooms - Jack & Jill Bathroom - Shower Room - Off Road
Parking - Garage - Inner Courtyard - Large Rear Garden**

A beautifully presented detached bungalow, set in an elevated position within an area of outstanding natural beauty on the outskirts of High Hurstwood, yet conveniently within a short drive of Crowborough, Uckfield, and Maresfield. The property is accessed via gated entry, leading to a spacious parking area and a substantial garage. Upon entering, you are welcomed by a generous entrance hall. To the rear of the property is a bright and airy sitting room with direct access to the beautifully maintained rear garden. Additional reception spaces include a formal dining room and a charming sunroom. The kitchen has been recently updated and features a stylish range-style cooker, while the adjoining utility room offers space for white goods and additional storage. There are three bedrooms in total, with the main bedroom being particularly spacious and benefiting from a Jack & Jill en suite bathroom. A separate family shower room serves the remaining bedrooms. The large, westerly-facing rear garden sits within a plot size of approximately three-quarters of an acre and is landscaped featuring an array of mature trees, shrubs, and vibrant planting, a generous area of lawn, various patios and a pleasant woodland aspect. Subject to the necessary planning consents, the property offers excellent potential to extend upwards to create additional living space.

French doors open into:

ENTRANCE PORCH: Sandstone tiled flooring, exposed brick walling, wall lighting and wooden door provides access into:

ENTRANCE HALL: Tile effect flooring, radiator and a smoke alarm.

SITTING ROOM: Attractive fireplace with wooden mantle and tiled hearth, four radiators, wall lighting, herringbone oak flooring, window to front, large picture window to rear and sliding doors with direct access out to the rear patio and garden beyond.

DINING ROOM: Plenty of room for dining furniture, built-in cabinets with open shelving, wall lighting, radiator and tile effect flooring.

SUN ROOM: Two low level electric heaters, carpet tiled flooring, dimmer light switches, two sliding windows, sliding door to rear garden and separate door to patio.



INNER HALLWAY: Storage cupboard with a radiator and wooden slatted shelving and a hatch with ladder to part boarded loft.

KITCHEN: Recently installed range of shaker style high and low level units with under unit lighting, Quartz worksurfaces over incorporating a one and half bowl stainless steel sink. Range style Leisure double oven with grill, 5-ring electric hob, warming plate and extractor fan above and separate spaces for a low level fridge and dishwasher. Low level plinth heater, light grey wood effect vinyl flooring, part tiled walling, and window to rear with fitted blind.

LOBBY: Lobby with space for hanging of coats, wood effect vinyl flooring and stable door to the rear garden.

UTILITY ROOM: Range of low level units with Quartz worksurface and a stainless steel sink. Plenty of room for American style fridge/freezer and spaces for a washing machine and tumble dryer. Floating areas of shelving, consumer unit, wood effect vinyl flooring, window to rear with fitted blind, feature circular window to the side and door to rear courtyard.

BEDROOM: Double fitted wardrobes, tile effect flooring, three radiators, window to rear, two windows to front and door into:

JACK & JILL BATHROOM: Recently installed bathroom comprising a panelled bath with mixer tap and handheld shower attachment, light grey vanity unit incorporating a sink with mixer tap and low level wc with shelving and mirror above. Porcelain tiled flooring and walling, door mounted mirror, obscured window with fitted blind to courtyard and door to hallway.

BEDROOM: Fitted open shelving, tiled flooring, radiator and windows to front and side both with fitted blinds.

BEDROOM: Triple fitted wardrobe, tile effect flooring, radiator and window to front.

SHOWER ROOM: Recently installed fully tiled enclosure with rainfall showerhead and additional handheld attachment, low level wc, sink with mixer tap set into a vanity unit with shelving and touch sensor glass fronted cabinet above, heated towel rail, porcelain tiled flooring and walling and obscured window to front with fitted blind.

OUTSIDE FRONT: Solid wood gates open with access to a driveway with off road parking for numerous vehicles and access to a substantial garage via an up/over door. The garage houses the low level Grant boiler with concrete flooring, electrics, open shelving, window to the rear and door to a very private courtyard with sandstone flooring and painted wrought iron gates to rear patio and garden. The front garden enjoys a selection of flower bed borders, some with Sussex stone surrounds and all enclosed by recently installed fencing. Either side of the property wooden gates provide access to the rear garden and storage of the oil tank.



OUTSIDE REAR: The garden enjoys a westerly-facing aspect and is beautifully maintained and very established with a huge selection of shrubs and plants to include Rhodendrons, Camellias, Azaleas, Wild Cherry Tree, a Maple Tree and some Scots Pine Trees. The remainder of the garden is principally laid to lawn with flower bed borders, Sussex stone rockery, various paved patios and a pleasant outlook backing onto woodland.

SITUATION: High Hurstwood is a popular village situated between the towns of Uckfield and Crowborough in the county of East Sussex and comes within the High Weald Area of Outstanding Natural Beauty. High Hurstwood itself has a favoured primary school, popular local pub and is close to the village of Buxted, which also benefits from a junior school, together with main line rail station with services of trains to London. The larger towns of both Uckfield and Crowborough are approximately 3 and 4 miles respectively and here there are more comprehensive shopping facilities, wide range of junior and senior schooling, together with alternate main line rail service.

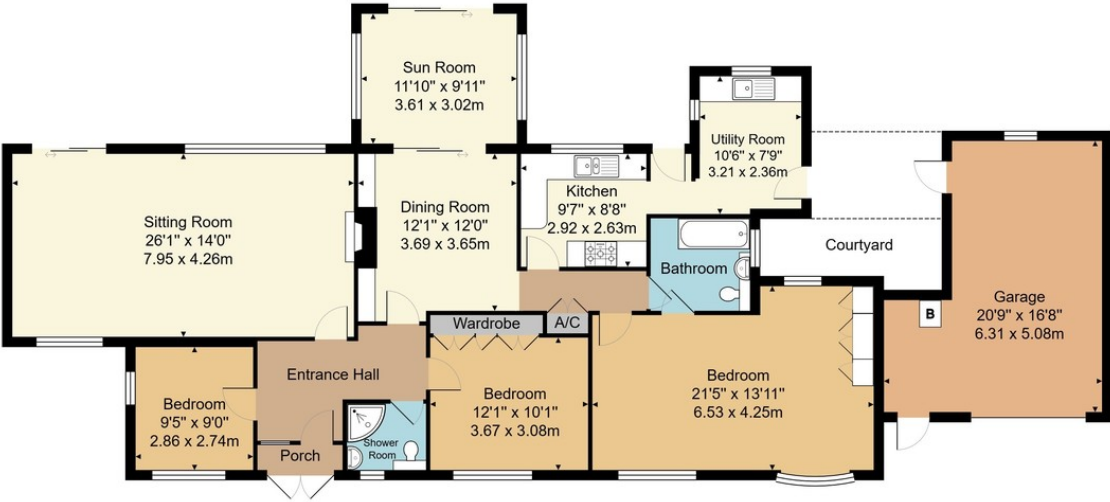
TENURE: Freehold

COUNCIL TAX BAND: F

VIEWINGS: By appointment with Wood & Pilcher Crowborough on 01892 665666.

ADDITIONAL INFORMATION: Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water and Electricity
Heating - Oil
Private Drainage - Septic Tank

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Bungalow Approx. Gross Internal Area 1631 sq. ft / 151.5 sq. m
Approx. Gross Internal Area (Incl. Garage) 1937 sq. ft / 179.9 sq. m

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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