



22 Cherry Cottages, Fletching TN22 3SY

Offers over £335,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

22 Cherry Cottages

A **THREE BEDROOM TERRACED HOUSE** set in the heart of this sought after village with lounge & separate dining room, a south facing garden and available with **NO ONWARD CHAIN**

The front door leads in to the hall where there are stairs rising to the first floor. To the front is the kitchen which has a door to the side passage which links the front & rear gardens and to the rear is the **LOUNGE** and the **DINING ROOM** which has a fireplace and patio doors to the garden.

On the first floor are 3 good sized bedrooms, two of which have views over the garden & the churchyard and there is a bathroom and a separate wc. Further benefits include double glazing and electric heating.

Outside there is a front garden with **HARDSTANDING** for parking and at the rear is a lovely **SOUTH FACING GARDEN** where there is a useful outbuilding.

- A THREE BEDROOM TERRACED HOUSE WITH SOUTH FACING GARDEN SET IN THE HEART OF THIS SOUGHT AFTER VILLAGE & AVAILABLE WITH NO ONWARD CHAIN
- HALL & KITCHEN
- LOUNGE & SEPARATE DINING ROOM
- THREE BEDROOMS & BATHROOM
- DOUBLE GLAZING & ELECTRIC HEATING
- FRONT GARDEN, CAR HARDSTANDING & SOUTH FACING REAR GARDEN
- FREEHOLD COUNCIL TAX BAND D WEALDEN EPC E





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The property is pleasantly located off the interesting old High Street of the highly sought after village of Fletching being close to the church, the primary school, café and the popular Griffin Inn. Extensive shopping and other facilities are available in the country town of Uckfield and additional local facilities are available in nearby Newick. Haywards Heath town centre offers a mainline train service to London (Victoria/London Bridge about 45 minutes).

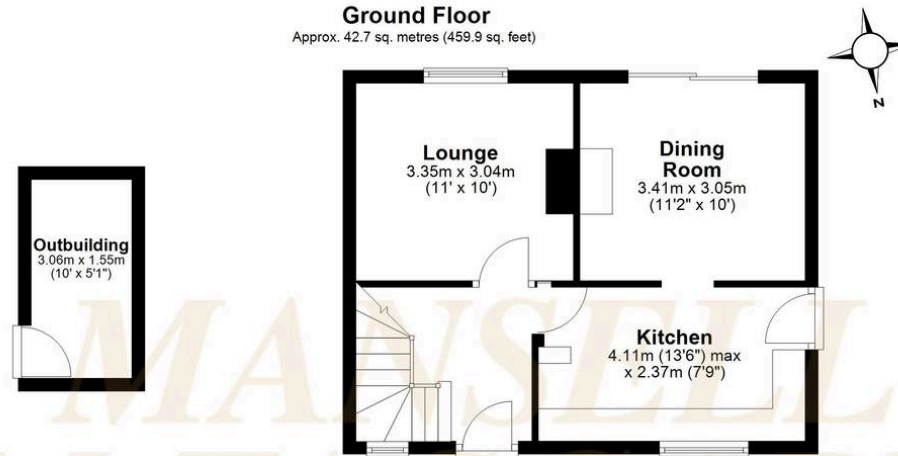
The M23, Gatwick Airport, M25, Royal Spa town of Tunbridge Wells and coastal towns of Eastbourne and Brighton are all within convenient driving distance. There are various sporting and recreational facilities around including golf at Piltdown and the East Sussex National Golf Course, sailing and water sports in Brighton and Newhaven, racing at Lingfield, Brighton and Plumpton and Opera at Glyndebourne near Lewes.



DIRECTIONS: From our office on the green at Newick head east in the direction of Uckfield going out of the village and past the petrol station at Piltdown then taking the first turning on the left signposted to Fletching. Follow this country road into the village flowing round the right hand bend and Cherry Cottages will be on your right.

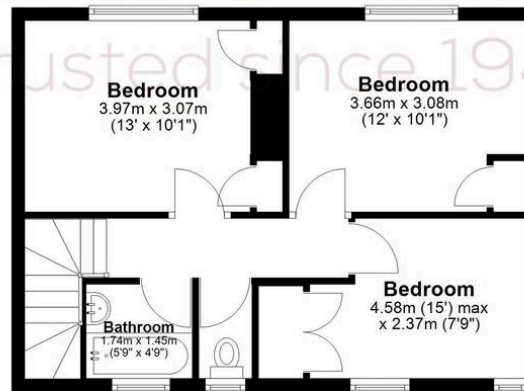
Ground Floor

Approx. 42.7 sq. metres (459.9 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.9 sq. feet)



Total area: approx. 87.0 sq. metres (936.7 sq. feet)

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Plan produced using PlanUp.

Mansell McTaggart Newick

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