

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**

**£600,000**

**Freehold**

3x  2x  3x 

Nursery Lane, Nutley, East Sussex, TN22

**cubitt&west**  
Helping you move forwards



## Main features

- Picturesque 'chocolate box' cottage
- Wealth of period features including beams & fireplaces
- Located close to Ashdown Forest
- Short walk to village amenities
- Pretty garden offering seclusion and quiet tranquillity
- Chain free

## Accommodation

### GROUND FLOOR

Dining Room: 12'0 x 10'6 (3.66m x 3.20m)

Kitchen: 11'9 x 6'8 (3.58m x 2.03m)

Shower Room/Utility

Study: 11'0 x 7'6 (3.36m x 2.29m)

Lounge: 19'1 x 11'5 (5.82m x 3.48m)

Conservatory: 10'3 x 9'7 (3.13m x 2.92m)

### FIRST FLOOR

Landing

Bedroom 1: 12'11 x 10'6 (3.94m x 3.20m)

Bedroom 2: 10'7 x 7'9 (3.23m x 2.36m)

Bedroom 3: 8'6 x 7'1 (2.59m x 2.16m)

Bathroom

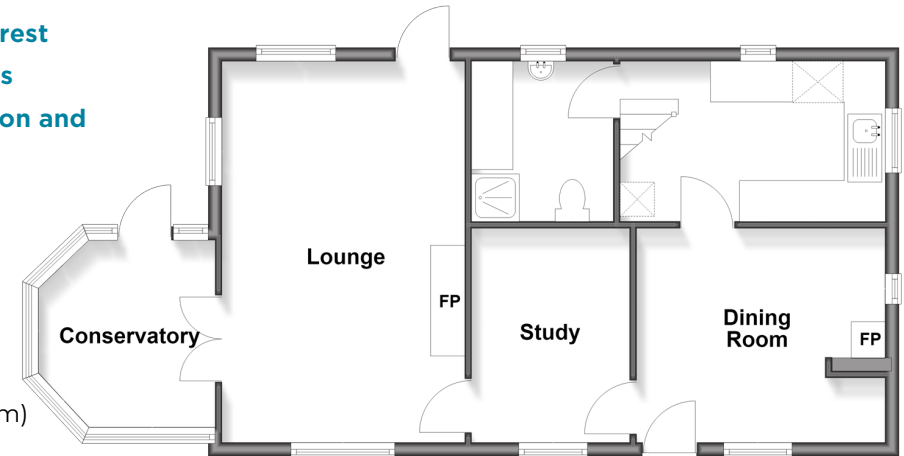
### OUTSIDE

Front & Rear Gardens

Garage & Driveway

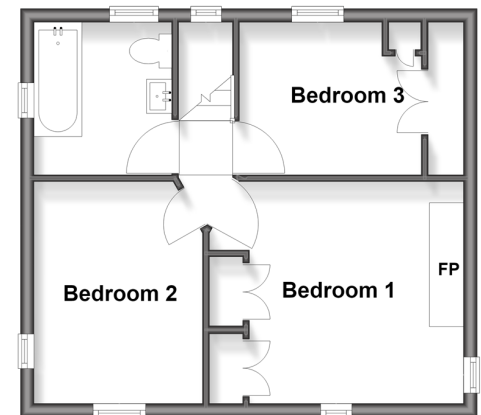
### Ground Floor

Approx. 62.1 sq. metres (668.4 sq. feet)



### First Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



**Call Uckfield - 01825 768915 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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