

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



Linum Lane, Five Ash Down, TN22 3FH

- ▼ First Floor Apartment
- ▼ 2 Generous Bedrooms
- ▼ En-Suite Shower Room
- ▼ Lounge/Diner, Kitchen
- ▼ Residents Parking
- ▼ NO ONWARD CHAIN



### EPC RATING

Current:  
73 | C

Potential:  
82 | B

**£230,000**



## Linum Lane, Five Ash Down, TN22 3FH

Nestled in the scenic East Sussex countryside, just moments from the famous Ashdown Forest, Hurstwood Court offers luxurious, contemporary retirement living for the over 65s. This high-end apartment includes the free use of the café and daily activities, also has a hairdresser on site and gardens to enjoy. A 24-hour call system is available if required. The property is situated within walking distance of nearby public transport, Post Office, and popular public house, and just a few minutes' drive from the larger town of Uckfield that boasts a bustling high street with a mainline train station, cinema, and selection of cafes and restaurants. This first-floor apartment enjoys a desirable south-facing aspect and is thoughtfully designed with spacious and well-appointed living areas. A convenient lift provides access to the front entrance, which leads into a stylish and welcoming hallway with plenty of built-in storage. The impressive living room offers generous space and features an opening leading to a modern, fully-equipped kitchen with high-quality integrated appliances, including a cooker and hob with hood, fridge freezer, and dishwasher. The master bedroom is spacious and includes a fitted double wardrobe and boasts a modern, accessible shower/wet room with level shower access adding to the home's practicality and comfort. The second bedroom is comfortably sized that could also be used as a separate dining room or study. Completing the accommodation is an additional WC from the entrance hall, along with a large utility area equipped with shelving and tank. The property also benefits from an allocated parking space at the front.

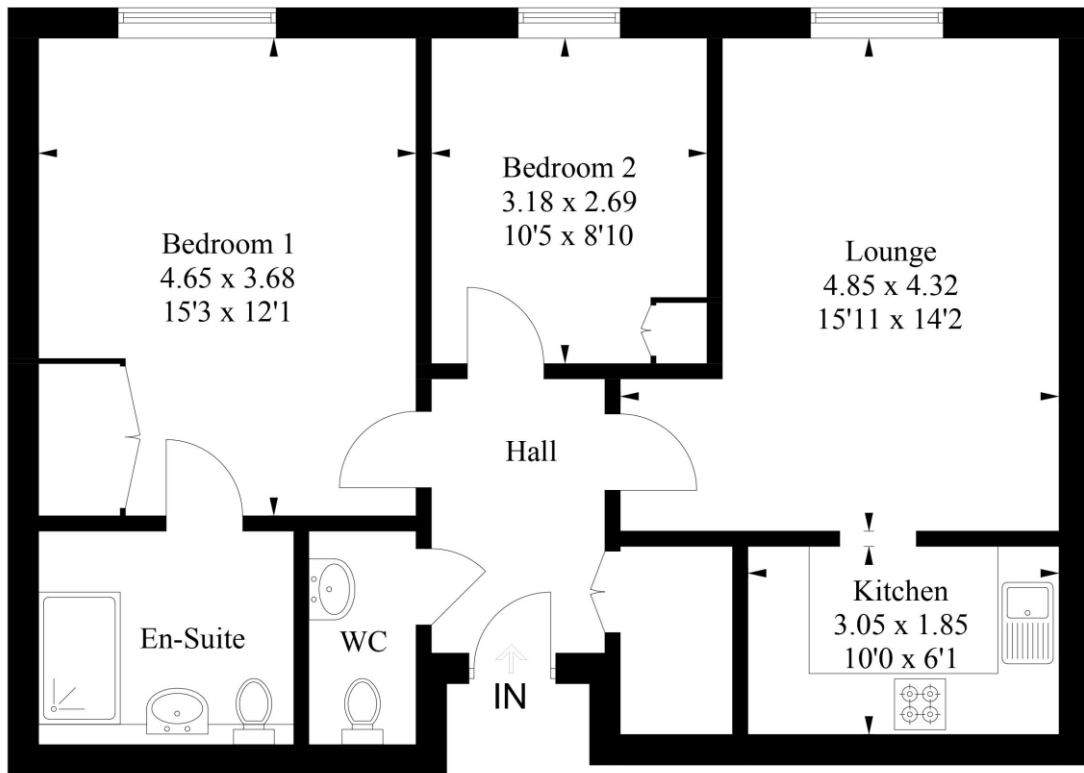
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The Property  
Ombudsman

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LETTINGS





**Hurstwood Court Linum Lane Five Ash Down Uckfield TN22**

Approximate Gross Internal Area = 63.5 sq m / 683 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1291235)



TENURE: LEASEHOLD      COUNCIL TAX BAND: D

GROUND RENT: £400 per year

MAINTENANCE/SERVICE CHARGE: £190 per month

LEASE YEARS REMAINING: 112 years remaining

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