

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Howbourne Lane, Buxted, TN22 4QD

- ▼ Quiet Lane in Buxted With Village Views
- ▼ Spacious Living Areas & Kitchen
- ▼ Planning Permission For Bakery Conversion
- ▼ 4/5 bedrooms, Including a Master With En Suite
- ▼ Flexible Space On The Top Floor
- ▼ Large Plot With Development Potential



EPC RATING

Current:
54 | E

Potential:
68 | D

Guide Price:
£700,000 - £735,000



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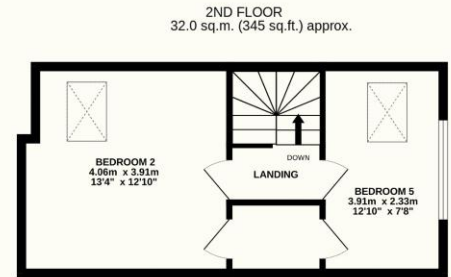
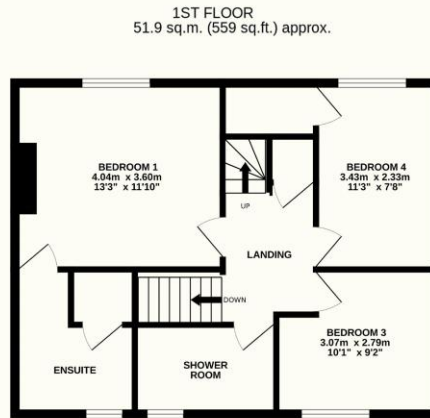
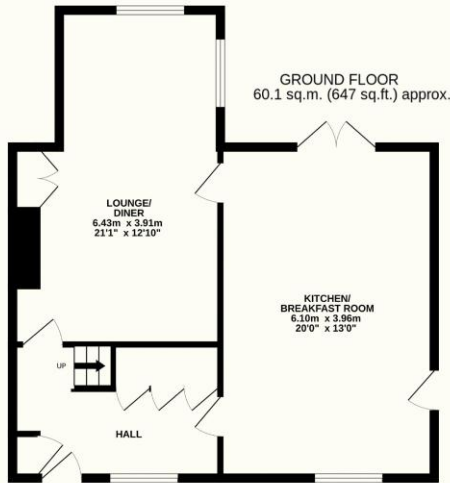
GUIDE PRICE £700,000- £735,000 Nestled down a prestigious no through lane in Buxted, this charming home offers a comfortable living space combined with exciting development opportunities. The ground floor features a spacious entrance hall leading into a large lounge and dining area, ideal for relaxing and entertaining. Adjacent to this is a generous kitchen and breakfast room, offering plenty of space for family life. There is also access to the old bakery, which adds character and presents potential for conversion into a separate dwelling, with current planning permission in place. Upstairs, the first floor comprises three well-sized bedrooms, including a master bedroom with an ensuite bathroom. A modern shower room serves the other bedrooms. The top floor provides two additional bedrooms separated by a flexible landing area. From the higher levels you can often catch beautiful sunset views creating a peaceful setting in a village location. The historic bakery building, with its rustic charm, offers a fantastic opportunity to create a 1 or 2-bedroom dwelling, providing extra accommodation or an income-generating property. Set on a generous plot in a peaceful rural setting, the property offers scope for landscaping or further development, all within easy reach of local amenities, including Buxted train station which offers direct links to London. This is a wonderful opportunity to combine comfortable living with potential for expansion in a tranquil village environment.

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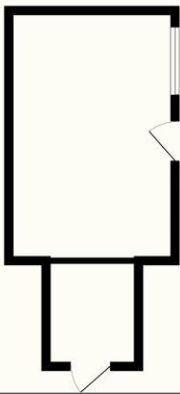
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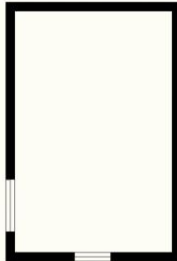




OLD BAKERY GROUND FLOOR
19.1 sq.m. (206 sq.ft.) approx.



OLD BAKERY FIRST FLOOR
15.5 sq.m. (167 sq.ft.) approx.



TOTAL FLOOR AREA : 178.8 sq.m. (1924 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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