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Peter Oliver



Linum Lane, Five Ash Down, TN22 3FH

- ▼ Immaculate First Floor Apartment
- ▼ Retirement Flat For Over 60's
- ▼ Kitchen/Lounge/Diner
- ▼ Double Bedroom With Wardrobes
- ▼ Jack & Jill Style Shower Room
- ▼ NO ONWARD CHAIN



### EPC RATING

Current:  
80 | C

Potential:  
85 | B

**£150,000**



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

We're delighted to offer to the market this beautifully presented, modern, and spacious one bedroom first floor assisted living apartment designed for those aged 60 and over with the benefit of NO ONWARD CHAIN. The property is part of a purpose-built complex boasting an internal lift giving peace of mind for those who require assistance located on the outskirts of the charming village of Five Ash Down, which well-connected being on a bus route and offers a traditional inn and a local post office store. The town of Uckfield is just a couple of miles away, providing a wide selection of shops, restaurants, and a cinema. Buxted train station is also nearby, offering direct services to London Bridge and East Croydon. The purpose-built apartment features a generously sized double bedroom with built-in wardrobes and a stylish Jack and Jill style en-suite that doubles as the w/c from the entrance hall. The spacious living room boasts a feature fireplace with an electric fire and leads to the open-plan and modern kitchen that includes a selection of storage cupboards, granite worktops, an electric hob with extractor hood, electric oven, and integrated appliances including a fridge, freezer, and dishwasher. Residents have access to beautifully maintained communal gardens and the adjacent care home facilities if needed. A variety of tailored care packages are available, including meal services and residents benefit from allocated parking along with further spaces for visitors.

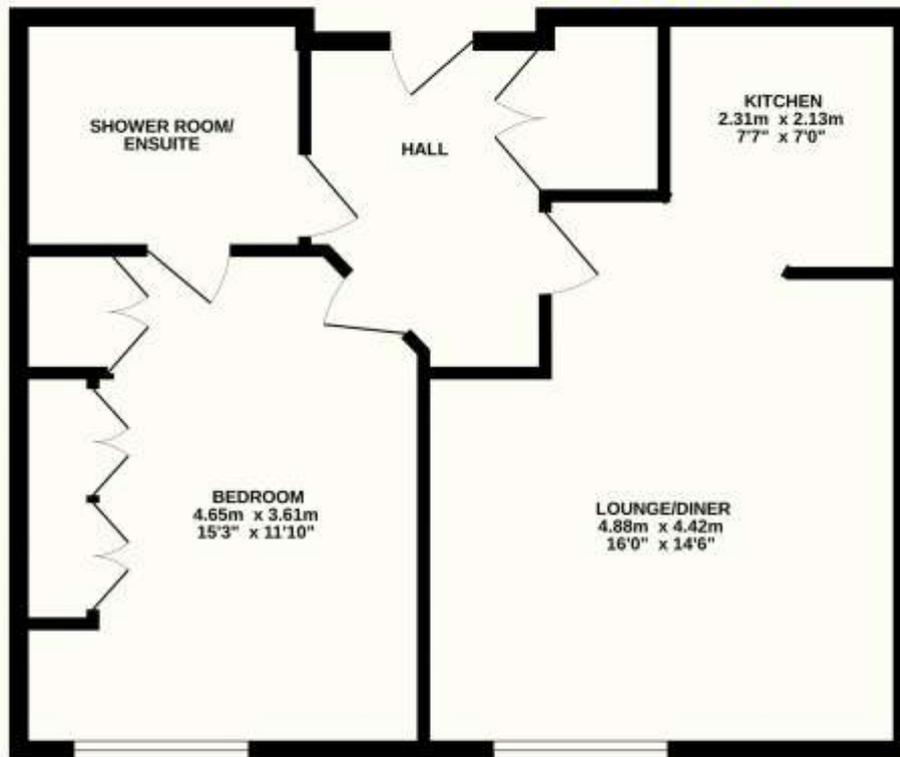
Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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TOTAL FLOOR AREA : 55.2 sq.m. (594 sq.ft.) approx.

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: LEASEHOLD  
ANNUAL SERVICE CHARGE: £2,280 per year  
GROUND RENT: £375 per year  
COUNCIL TAX BAND: C  
LEASE LENGTH: 112 Years Remaining

**Details provided by owners and would need to be verified before purchase**

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.