

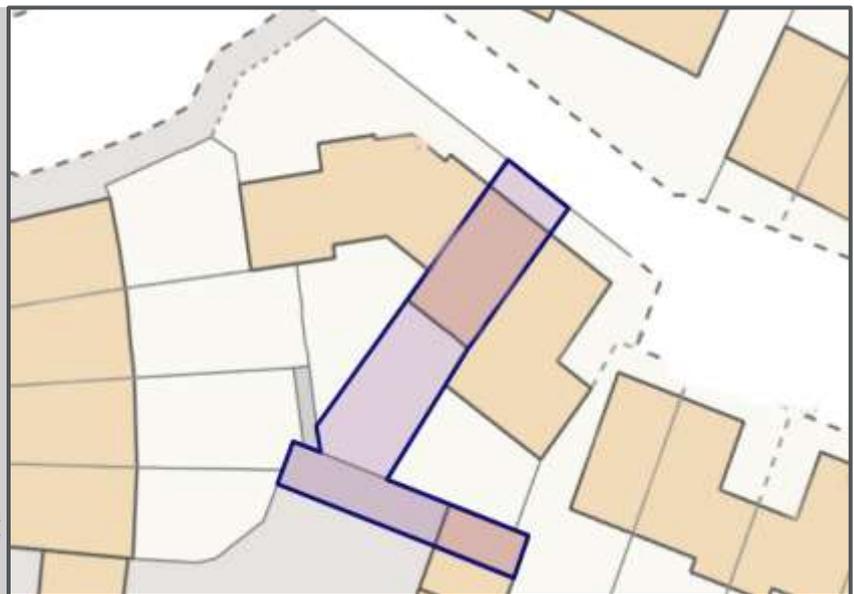
Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Olives Pit Lane, Five Ash Down, TN22 3EZ

- Well-Presented Town House
- 4 Bedrooms, 2 Bathrooms, W/C
- Kitchen/Breakfast Rm, Lounge/Diner
- Rear Garden With Southerly Aspect
- Garage & Parking To Rear
- Short Distance From Uckfield High St



EPC RATING

Current:  Potential:
EPC Awaited

Guide Price:
£425,000 - £435,000



Olives Pit Lane, Five Ash Down, TN22 3EZ

A beautifully presented and modern four-bedroom mid-terraced townhouse, forming part of the highly regarded Ashdown Place development in Five Ash Down, offering spacious and versatile accommodation arranged over three floors. Ideally positioned within walking distance of local amenities including a Post Office, public transport links and a popular village pub, the property is also just a short drive from Uckfield town centre. Here, a range of shops, restaurants and leisure facilities can be found, along with a mainline railway station providing direct services to London — perfect for commuters. The property is entered via a welcoming entrance hall with a convenient ground floor cloakroom arranged to the side. To the front, a modern and well-appointed kitchen/breakfast room offers a stylish and practical space for everyday living. To the rear, a spacious lounge/dining room provides an ideal setting for family gatherings and entertaining, with doors opening onto the rear garden and allowing for a seamless indoor-outdoor flow. The first-floor landing leads to three bedrooms, two of which are comfortable doubles, with the third being a well-proportioned single — ideal as a nursery, guest room or home office for those working remotely. A contemporary family bathroom serves this floor. Occupying the entire top floor is an impressive principal bedroom suite, generous in size and thoughtfully arranged with a dressing area and a modern en-suite shower room, creating a superb private retreat. Externally, the rear garden enjoys a sunny southerly aspect and has been designed with ease of maintenance in mind, making it a delightful space to relax or entertain. A rear gate provides access to the en-bloc single garage and parking area. This superb home is likely to appeal to a variety of buyers including families, downsizers and investors alike. Early viewing is highly recommended.

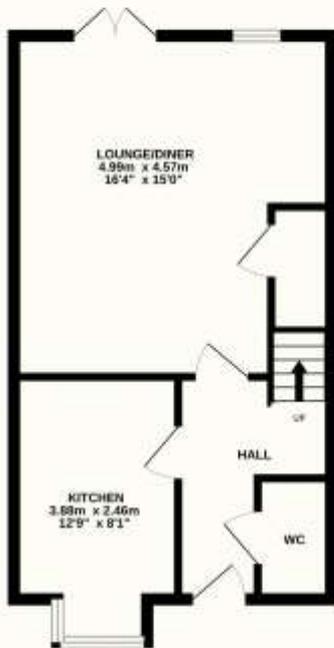
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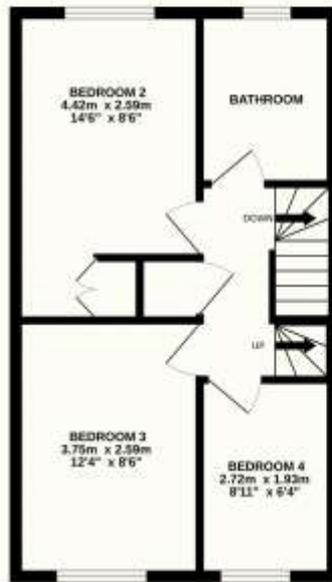




GROUND FLOOR
38.8 sq.m. (418 sq.ft.) approx.



1ST FLOOR
38.0 sq.m. (409 sq.ft.) approx.



2ND FLOOR
31.0 sq.m. (334 sq.ft.) approx.



GARAGE
13.6 sq.m. (146 sq.ft.) approx.



TOTAL FLOOR AREA : 121.4 sq.m. (1307 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: E

MAINTENANCE/SERVICE CHARGE: £440 per year

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