

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



High Street, Nutley, TN22 3NE

- Beautiful Semi-Detached Cottage
- 4 Generous Bedrooms
- Impressive, Modern Bathroom
- Kitchen/Diner, Lounge
- Driveway, Garage, Outbuilding
- Heart Of Nutley Village



### EPC RATING

Current:

63 | D

Potential:

75 | C

Guide Price:

£600,000 - £625,000



## High Street, Nutley, TN22 3NE

A sympathetically modernised semi-detached cottage, ideally positioned in the very heart of Nutley village, which offers a well-regarded primary school, church, newsagents and popular village pub all within easy reach. This delightful home combines character features with modern comforts and provides generous, versatile accommodation throughout. The property boasts four well-proportioned bedrooms and a newly fitted, impressive Jack & Jill style family bathroom, which also serves as an en-suite to the principal bedroom. On entering, a spacious and welcoming entrance hall sets the tone, complete with a useful storage cupboard and ground-floor cloakroom. The double-aspect kitchen/diner is a standout space, featuring oak flooring and a charming brick fireplace with log-burning stove, creating a warm and sociable hub for family life. A cosy yet well-presented lounge offers a further log-burning stove set within a brick fireplace and provides a wonderful retreat for relaxing evenings, flowing seamlessly into a large conservatory that enjoys views over the garden. To the front, a driveway provides off-road parking for several cars and leads to a detached single garage. The garden is predominantly laid to lawn and is beautifully enclosed by a variety of mature trees and shrubs, offering excellent levels of privacy. To one side of the cottage is a perfect space for outdoor dining accessible from the kitchen suitable for garden table and chairs. Additionally, a highly useful outbuilding sits within the garden, ideal for home working, a children's playroom or a tranquil summerhouse. This idyllic cottage is perfectly suited to those seeking village life surrounded by the stunning Ashdown Forest, while still benefiting from easy access to nearby towns, mainline train stations and airports.

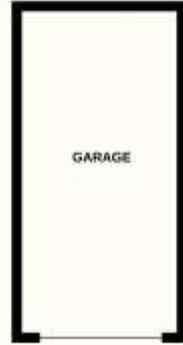
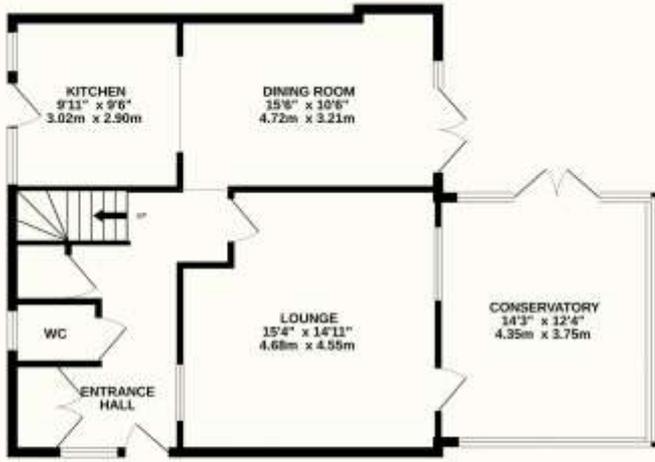
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The Property  
Ombudsman

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LETTINGS





TOTAL FLOOR AREA : 1987 sq.ft. (184.6 sq.m.) 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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