01825 703000 / 01892 489000 info@peteroliverhomes.co.uk

## Peter Oliver



Lewes Road, Blackboys, TN22 5LF



Corner Plot Wrap-Around Garden

4 Double Bedrooms, 2 Bathrooms

Lounge, Kitchen/Diner, W/C

2 Parking Spaces, Visitor Spaces

Built In 2019



## **EPC RATING**

Current: 74 C Potential: 80 | C Guide Price: £475,000 - £500,000



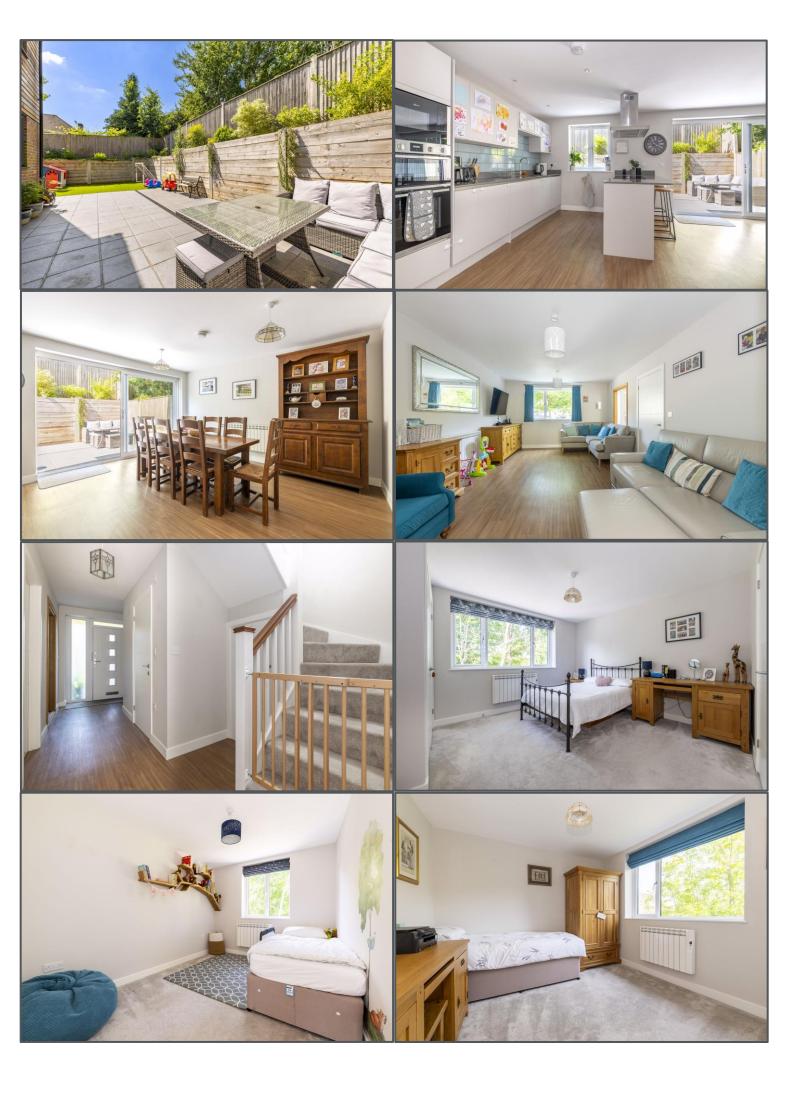
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Located on the edge of the highly sought-after village of Blackboys, this modern family home enjoys a prime position within walking distance of the local primary school, charming village pub, and beautiful countryside walks. Built in 2019, the property benefits from two allocated parking spaces, additional visitor parking, and boasts the largest rear garden on the development—perfect for families and outdoor entertaining. The home is also fitted with solar panels, offering improved energy efficiency and reduced running costs. The ground floor features a welcoming lounge to the front, while the rear offers a bright and spacious kitchen/dining room with direct access to the private garden. A convenient downstairs WC and useful storage space complete the ground floor layout. Upstairs, you'll find four well-proportioned bedrooms. The main bedroom enjoys a stylish en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. This is a fantastic opportunity to acquire a well-presented, energy-conscious home in a desirable village location—ideal for family living and countryside enjoyment.

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## eter Oliver GROUND FLOOR 67.8 sq.m. (730 sq.ft.) approx. HALL BEDROOM 4 3.67m x 2.63m 12'0" x 8'8" **BEDROOM 2** 3.94m x 3.67m 12'11" x 12'0" LOUNGE wc. 5.64m x 3.66m 18'6" x 12'0" BATHROOM ENSUITE BEDROOM 3 1.34m x 2.63m 14'3" x 8'8" BEDROOM 1 4.34m x 3.94m 14'3" x 12'11" TOTAL FLOOR AREA: 134.6 sq.m. (1448 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. Made with Metropix ©2025



TENURE: FREEHOLD COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: £400

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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