

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



The Street, Fairwarp, TN22 3BE

- ▼ Mid-Terraced Cottage
- ▼ 2 Bedrooms, Shower Room
- ▼ Lounge, Kitchen/Diner
- ▼ Large Garden, Outbuilding
- ▼ Workshop, Parking Space
- ▼ Heart Of Fairwarp Village



EPC RATING

Current:
68 D

Potential:
86 B

Guide Price:
£425,000 - £435,000



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GUIDE PRICE £425,000 - £435,000 Nestled in the picturesque heart of Fairwarp village, on the fringes of the beautiful Ashdown Forest, this delightful mid-terraced cottage combines village charm with modern comfort. Upon entering through the welcoming porch, you are greeted by a cosy lounge featuring a warming wood-burning fireplace, creating the perfect space to relax and unwind. The modern, well-presented kitchen/diner provides an ideal setting for family meals and entertaining, seamlessly leading to a useful rear utility/boot room complemented by a ground floor W/C. Upstairs, the spacious main bedroom enjoys views across the village green and benefits from built-in wardrobes, while the second bedroom is ideal as a single room or home office. Both bedrooms are served by a stylish family shower room arranged on the first floor. To the front, an enclosed, low-maintenance courtyard garden offers an attractive approach to the home. The rear garden is a real highlight, generous in size and featuring a large expanse of lawn, perfect for outdoor relaxation and those who are green fingered. A private patio area adjoins the rear of the cottage, ideal for al fresco dining or enjoying peaceful surroundings. An extremely useful brick outbuilding is included, offering versatile potential as a home office, studio, or extension opportunity (subject to usual planning consents). At the far end of the garden, a further outbuilding/chalet provides an excellent workshop space with additional log storage arranged beyond. The property will benefit from a new side passage giving access from the garden to the driveway, where one off-road parking space will be allocated at the end of the terrace. Perfectly positioned just a few steps from a welcoming country pub, this cottage enjoys the best of village life. Peaceful, friendly, and surrounded by outstanding countryside walks through the Ashdown Forest. With the seller already suited with a chain free purchase, this property provides the opportunity for a smooth and swift transaction. Viewing is highly recommended to fully appreciate all that this charming cottage has to offer.

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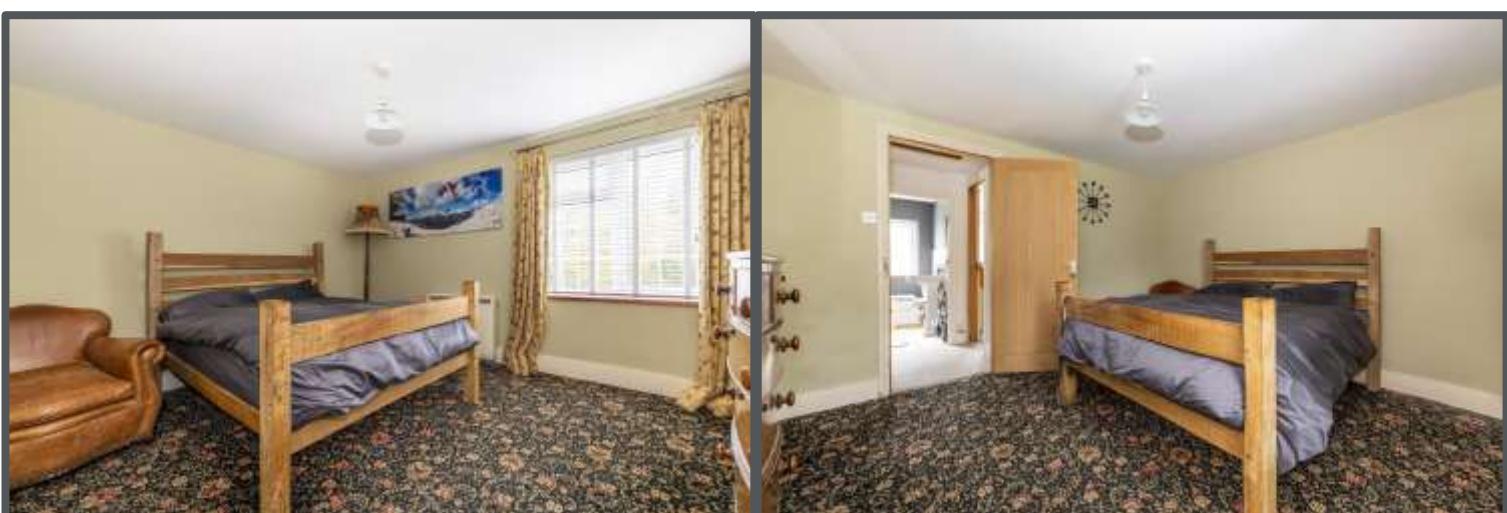
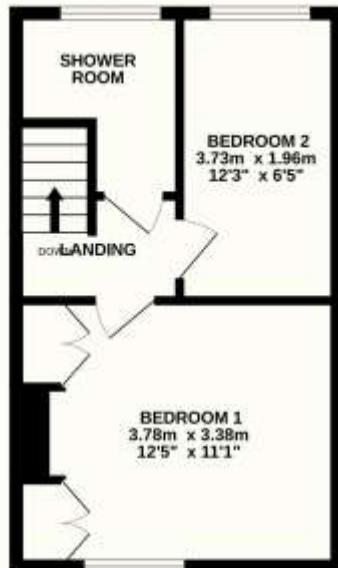
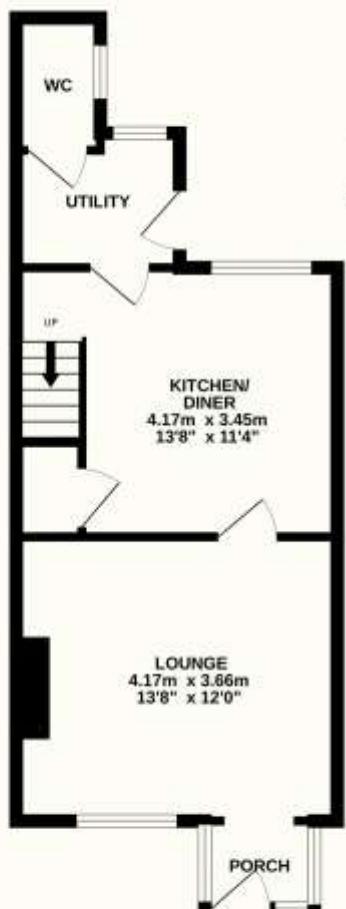




TOTAL FLOOR AREA: 94.0 sq.m. (1011 sq.ft.) approx.

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: D

MAINTENANCE/SERVICE CHARGE: N/A

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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.