



OAKFIELD



Pitdown, Uckfield, TN22 3XN

Price Guide £320,000



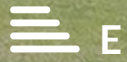
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## Piltdown, Uckfield, TN22 3XN

Price Guide £320,000 - £335,000. Charming Character Cottage with Generous Gardens in Sought-After Piltdown

A delightful two-bedroom character cottage enjoying a wonderful position within the popular hamlet of Piltdown. Offering well-proportioned accommodation arranged over two floors, this charming home combines period character with exciting scope for personalisation, making it an ideal first purchase, downsizing opportunity or investment.

The accommodation comprises two generous bedrooms to the first floor, while the ground floor features a welcoming sitting room, kitchen and family bathroom. Character features throughout add warmth and charm, creating a home full of personality.

One of the property's standout features is the substantial sunny front garden, providing an excellent outdoor space for entertaining, gardening or simply relaxing in a peaceful setting. There is also a lovely private rear garden laid out as a seating area.

Situated in the heart of Piltdown, residents can enjoy the convenience of a renowned public house and restaurant, quality farm shops, village store, golf course and picturesque countryside walks, all close at hand. The bustling market town of Uckfield is just a short drive away, offering an excellent range of shopping, leisure and schooling facilities, together with a mainline railway station providing services to London Bridge.

Properties of this character and location are rarely available, and early viewing is highly recommended





### Living Room

13'10" x 10'2" (4.22m x 3.10m )

### Kitchen

15'0" x 14'2" (4.57m x 4.32m)

### Bathroom

### Bedroom One

12'7" x 10'2" (3.84m x 3.10m)

### Bedroom Two

10'7" x 7'7" (3.23m x 2.31m)

**Council Tax Band B - £2,122.11 Per Annum**



## Floor Plan

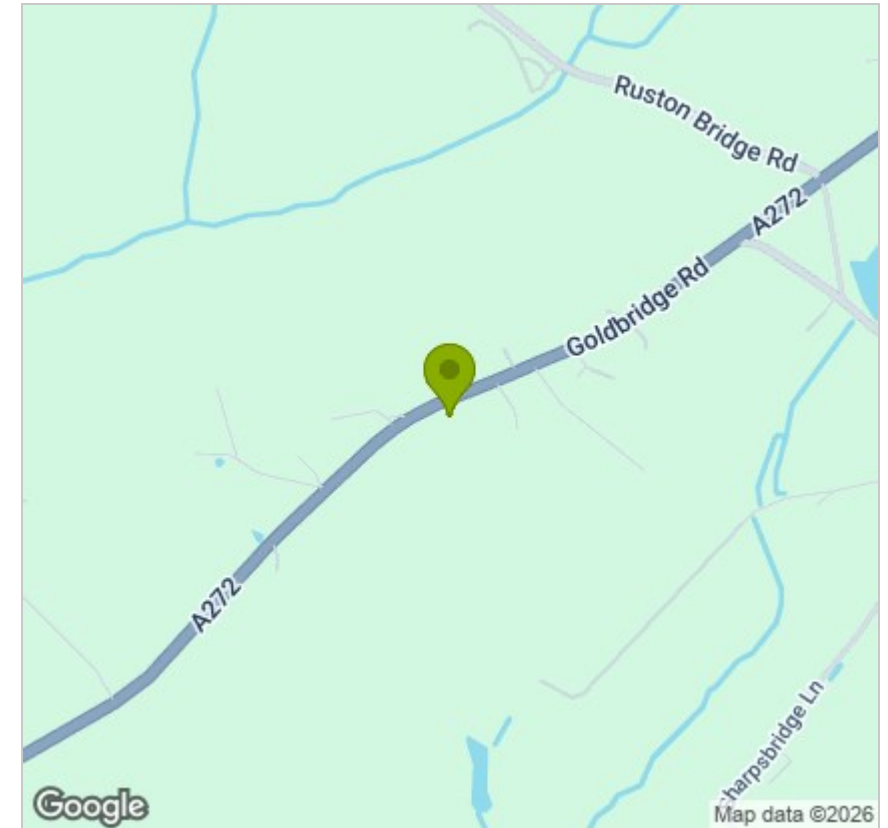


## Viewing

Please contact us on 01825 762132 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

