



**BELLE VIEW COTTAGES**  
BLACKBOYS, UCKFIELD - £425,000



**2 Belle Vue Cottages, High Street, Blackboys, Uckfield  
TN22 5JT**

**Entrance Porch - Sitting/Dining Room With Wood  
Burning Stove - Kitchen With Underfloor Heating - Two  
Double Bedrooms - Spacious Luxury Modern Bathroom  
With Underfloor Heating - Own Driveway For Two  
Vehicles - Garden**

A beautifully presented two bedroom semi-detached cottage situated in the desirable village of Blackboys with the market towns of Heathfield and Uckfield easily accessible. The accommodation features a bright and spacious sitting/dining room opening into kitchen with underfloor heating. To the first floor is a spacious luxury bathroom, also with underfloor heating, and two double bedrooms. Externally is a driveway, front and rear gardens with countryside views to the rear.

**ENTRANCE PORCH:**

Double glazed window. Wooden door. Stone flooring. Door to:

**SITTING ROOM:**

Double glazed windows to front and rear. Brick fireplace with wood burning stove. Understairs storage. Oak parquet flooring. Stairs to first floor. Radiators. Stable door to:

**KITCHEN:**

Double glazed window to rear and side with garden and countryside views plus uPVC door to rear garden. Range of country-style matching wall and base cupboards, pull out larder and plate rack. Wooden worktops with inset butler sink with mixer tap. Breakfast bar. Integrated dishwasher and free-standing Rangemaster stove. Space and plumbing for washing machine. Underfloor heating.



**FIRST FLOOR LANDING:**

Dual access to loft space.

**BEDROOM:**

Double glazed window. Triple fitted wardrobes. Radiator.

**BEDROOM:**

Double glazed window. Panelled walls. Radiator.

**BATHROOM:**

A spacious luxury bathroom with double glazed window overlooking the surrounding countryside. Vanity unit with inset wash basin. WC. Free standing bath. Fully tiled walk-in shower cubicle with drencher head and hand-held shower. Part-tiled walls. Wood effect flooring. Underfloor heating. Two heated towel rails.

**OUTSIDE:**

To the FRONT of the property is a hedge enclosed garden with space for off-road parking and gated side access to the rear garden. The REAR garden is mainly laid to lawn with two patio areas and wonderful views across the surrounding countryside. Garden shed. Oil tank.

**SITUATION:**

The village of Blackboys is conveniently located with easy access to the neighbouring towns of Lewes is 11 miles, Heathfield 4 miles and Uckfield 2.5 miles. Uckfield offer comprehensive shopping, banking and schooling facilities as well as excellent links to the south coast via the A22 and London via the railway station. Excellent sporting facilities are also found nearby including golf and leisure at the East Sussex National only a short drive away. Blackboys is also very well known for its fantastic pub 'The Blackboys Inn' which dates back to the 14th century.



**VIEWING:**

By appointment with Wood &amp; Pilcher 01435 862211

**TENURE:**

Freehold

**COUNCIL TAX:**

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**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

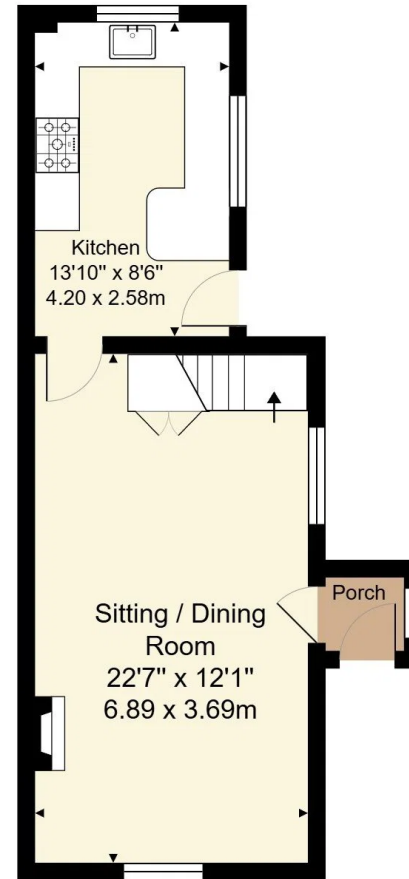
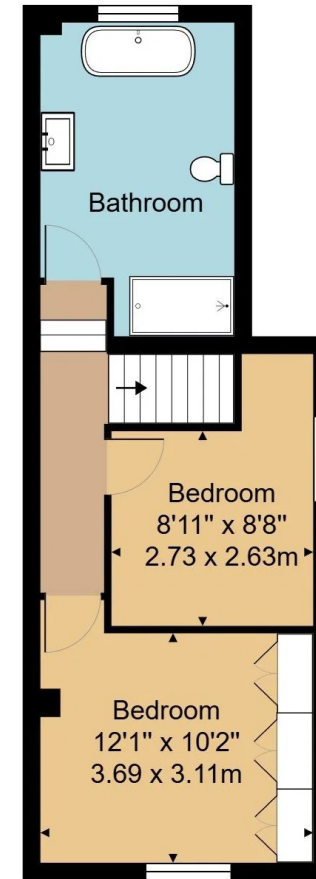
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Electricity &amp; Drainage

Heating - Oil-fired

**Ground Floor****First Floor**Approx. Gross Internal Area 813 ft<sup>2</sup> ... 75.5 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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