



## Innisfree, Nursery Lane

Nutley, Uckfield, East Sussex TN22 3NS

£300,000

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# Innisfree, Nursery Lane

Nutley, Uckfield

A seldom found opportunity to purchase a 3 bedroom detached bungalow in need of complete renovation occupying a plot of approx 0.25 of an acre with a detached garage. Situated on the edge of the Ashdown Forest with direct access off this private lane.

Innisfree is a single storey country home situated on the edge of the Ashdown Forest offering tremendous scope for a complete renovation or rebuild subject to necessary consent. The property lies well within its plot and enjoys complete seclusion.

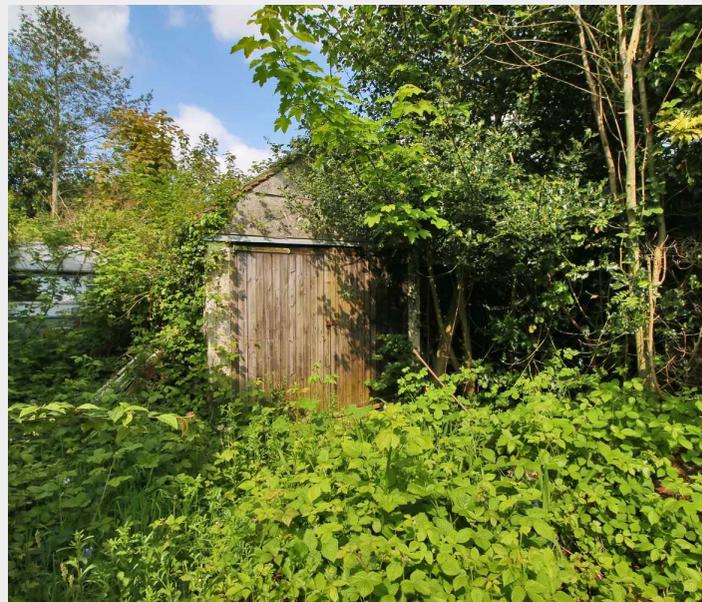
The accommodation provides an entrance porch, a sitting room with fireplace, a kitchen which continues into a utility/boot room, there are 3 versatile bedrooms and there is no bathroom. The garden and grounds surround the property on all sides and are heavily overgrown. A driveway is accessed via the front of the property.

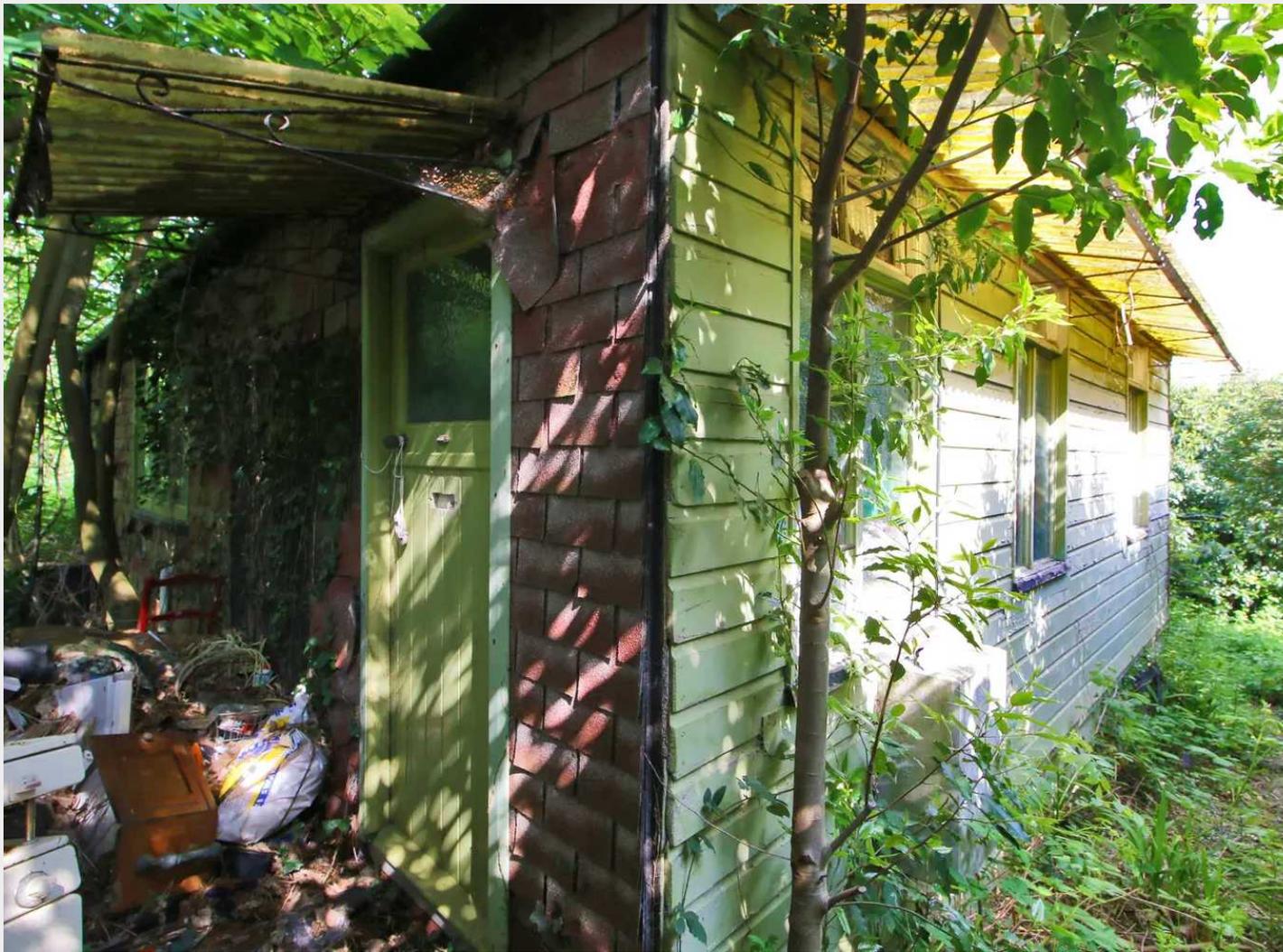
EPC rating TBC

Council tax band D

Mains water

Mains drainage





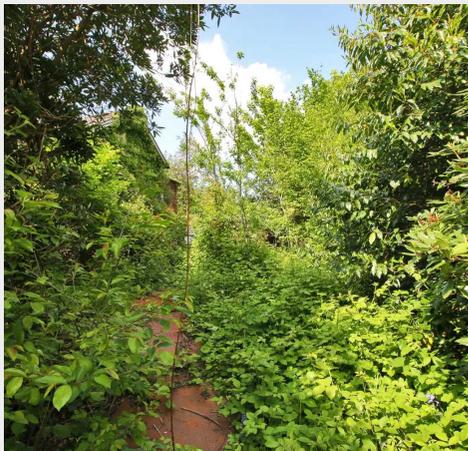
## Innisfree, Nursery Lane

Nutley, Uckfield

Innisfree is beautifully positioned off a quiet and rarely used track which affords direct access to the breath - taking 6,500 acre Ashdown Forest, the inspiration behind A.A. Milne's Winnie the Pooh books. The village facilities include a petrol station, general store, a highly regarded primary school, an authentic pizzeria, an Indian restaurant along with a public house opposite the village green where cricket is played during summer months. Nutley is considered to be one of the most sought after villages in the area offering vast scenic walks and meandering bridle paths.

A comprehensive range of shopping and leisure facilities can be found in nearby Uckfield providing supermarkets, numerous bar/restaurants, a public library, cinema and numerous individual shops. The area is well served with rail services to London at the nearby Buxted and Uckfield offering services to the capital in just over one hour.

The nearby A272 provides swift vehicular access to Haywards Heath which boasts a faster commuting service (London Victoria approximately 47 minutes). The coastal resorts of Eastbourne and Brighton city are also easily accessible as is Royal Tunbridge Wells and East Grinstead.

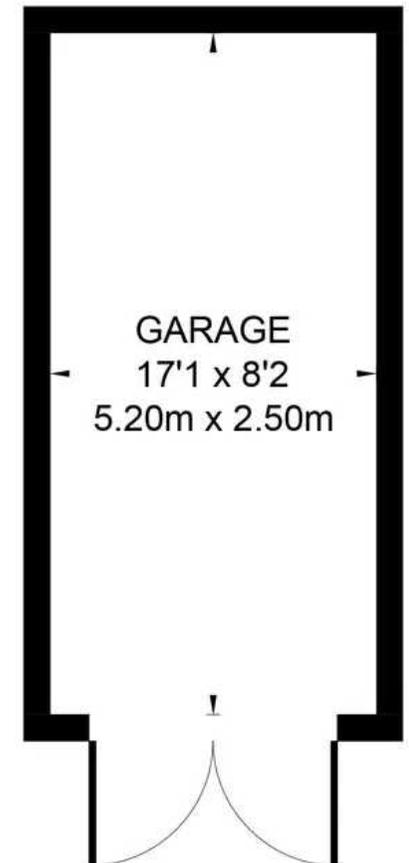
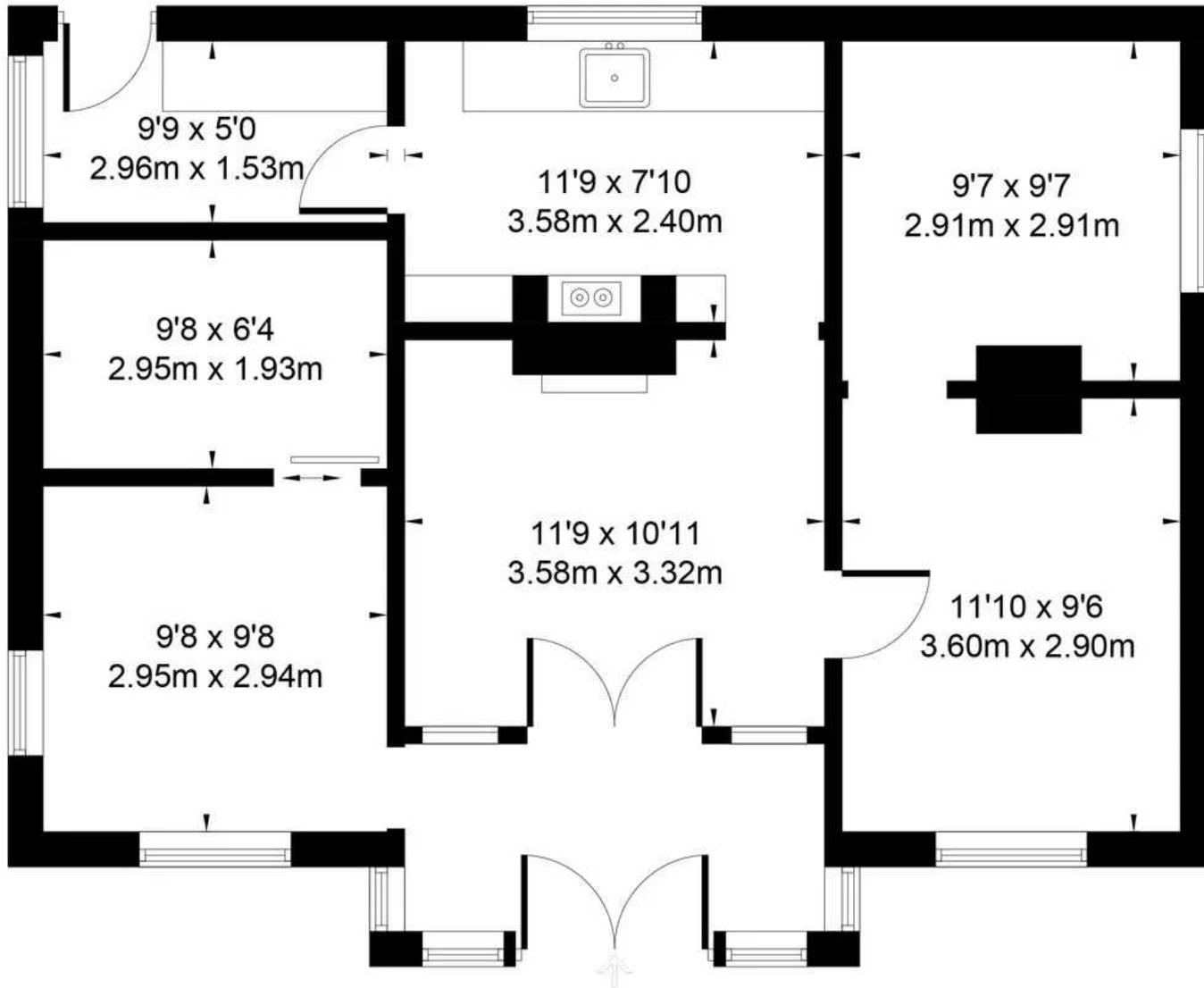


# Nursery Lane, Nutley, East Sussex, TN22

Approximate Gross Internal Area = 69.2 sq m / 745 sq ft

Garage = 13.0 sq m / 140 sq ft

Total = 82.2 sq m / 885 sq ft



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. [www.enviromapltd.co.uk](http://www.enviromapltd.co.uk) (ID972139)