



ROCKS LANE
HIGH HURSTWOOD - £725,000



**WOOD &
PILCHER**
Sales, Lettings, Land & New Homes

2 Westrow House

Rocks Lane, High Hurstwood,
Uckfield, TN22 4BN

**Entrance & Hallway - Private Entrance Hall - Sitting Room
Kitchen/Dining Room - Main Bedroom with En Suite
Shower Room - Four Further Double Bedrooms - Family
Bathroom - Ample Off Road Parking - Attractive Rear
Garden & Patio**

Updated by the current owners is this impressive Edwardian family home situated in an enviable location on the outskirts of the village of High Hurstwood. Characteristically for houses of this period, it is light and spacious and hosts an abundance of period features to include high ceilings, traditional style ceiling cornicing, sash windows some with shutters. The property is set over three levels with newly laid carpets and consists of a well proportioned dual aspect light sitting room providing family space centred around a beautiful working fireplace, a contemporary kitchen/dining room with many of the usual appliances and aspect over the rear garden. To the first floor is the main bedroom with a modern en suite shower room and a further double bedroom overlooking the rear garden. Stairs rise to the top floor with access to three further double bedrooms served by a good size family bathroom. The property is approached via a five-bar gate leading to a gravel driveway with off road parking and to the rear is a good size garden with a patio and children's play area.

Mosaic glass window and original main door provides access into:

SHARED ENTRANCE HALLWAY:

Private front door into:

ENTRANCE HALL:

Wood effect flooring, radiator and smoke alarm.

SITTING ROOM:

A lovely bright and airy room featuring a beautiful marble working fireplace, continuation of wood effect flooring, two radiators, smoke alarm and enjoying a dual aspect with attractive double glazed sash windows to front and side with the original wooden shutters.

KITCHEN/DINING ROOM:

Recently installed contemporary style kitchen featuring a range of grey gloss high and low level units with under unit lighting, granite work surfaces and a sink with swan mixer tap. Integrated appliances include an induction 5-ring hob, eye level oven with microwave



above, a washing machine, dishwasher and a wine fridge. In addition is space for American style fridge/freezer, further space for dining furniture, tiled flooring, recessed LED spot lighting, door with side access and bay double glazed sash window with fitted blinds overlooking the rear garden.

FIRST FLOOR LANDING:

Fitted cupboard with shelving, additional cupboard housing the hot water tank with further shelving, radiator and recessed spot light.

MAIN BEDROOM:

Carpet as fitted, radiator, original sash window overlooking the front garden and door into:

EN SUITE SHOWER ROOM:

Tiled walk-in shower cubicle with rainfall showerhead and separate handheld shower attachment, low level wc, rectangular wash hand basin with mixer tap, tiled splashback and set into a vanity unit with shelving, wall mounted cupboard with shelving, chrome heated towel rail, tiled flooring, extractor fan, recessed spot lighting and obscured double glazed sash window to side.

BEDROOM:

Carpet as fitted and bay window with wooden shutters to rear.

SECOND FLOOR LANDING:

Ladder with access to part boarded loft with light, smoke alarm, carpet as fitted, radiator and recessed spot light.

BEDROOM:

Carpet as fitted, radiator, recessed spot lighting, door to eaves storage and double glazed sash windows with fitted plantation blinds to side.

BEDROOM:

Carpet as fitted, radiator, door to eaves storage, original sash windows with fitted plantation blind to side.

BEDROOM:

Carpet as fitted, radiator, recessed spot lighting, original sash windows with plantation blinds to rear.

FAMILY BATHROOM:

Freestanding oval bath with swan mixer tap and handheld shower attachment, separate fully tiled cubicle with shower, Fired Earth low level wc, Fired Earth sink with mixer tap set into a vanity unit with drawer storage, fitted cupboards with shelving, chrome heated towel rail, tiled flooring, part tiled walling, extractor fan and sash window to side.

OUTSIDE:

A five-bar gate opens to a large gravel driveway with off road parking for numerous vehicles with the remainder of the garden featuring a selection of raised flower bed borders all enclosed by a mix of fence and hedge boundaries.



A further gate provides access to the rear gardens comprising an area principally laid to lawn with an array raised flower bed borders and established planting along with a large paved patio perfect for alfresco dining. In addition is a wooden shed, exterior tap, a brick built storage area housing the wall mounted boiler with electrics, all being enclosed by fence and hedge boundaries.

SITUATION:

High Hurstwood is a popular village situated between the towns of Uckfield and Crowborough in the county of East Sussex and comes within the High Weald Area of Outstanding Natural Beauty. High Hurstwood itself has a favoured primary school, popular local pub and is close to the village of Buxted, which also benefits from a junior school, together with main line rail station with services of trains to London. The larger towns of both Uckfield and Crowborough are approximately 3 and 4 miles respectively and here there are more comprehensive shopping facilities, wide range of junior and senior schooling, together with alternate main line rail service.

TENURE:

Leasehold
 Lease - 999 years from 24.6.1987
 Ground Rent - peppercorn

Our vendor informs us they currently pay £61.92 per month for buildings insurance and a contribution for costs relating to the sewage treatment plant.

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

AGENTS NOTE:

Sewage treatment plant shared between three properties.



House Approx. Gross Internal Area 1946 sq. ft / 180.7 sq. m
 Approx. Gross Internal Area (Incl. Boiler House) 1983 sq. ft / 184.3 sq. m



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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