



TICKERAGE LANE
BLACKBOYS, UCKFIELD - £425,000



1 Tickerage Lane

Blackboys,
Uckfield, TN22 5LT

**Entrance Hall - Sitting Room - Stunning Open Plan
Kitchen/Dining/Family Room - Utility Room -
Shower/Cloakroom - First Floor Landing -
2 Double Bedrooms - Spacious Bathroom -
Landscaped Private Garden - Brick Set Driveway Providing
Parking For 2 Cars - Garage (For Small Vehicle)**

A beautifully appointed 2 double bedroom extended semi detached cottage situated in a highly desirable semi rural location in the village of Blackboys. The accommodation features a stunning open plan kitchen/dining/family room with French doors opening onto a private landscaped garden, the hand crafted kitchen features an oil fired range plus electric cooker. There is a spacious first floor bathroom plus downstairs shower/cloakroom and a brick set driveway to the front providing parking for 2 cars plus a garage to the side providing additional parking for a small vehicle.

ENTRANCE HALL:

Wooden front door with bullseye glass panel. Wooden flooring. Radiator.

SITTING ROOM:

Double glazed windows. Polished wooden flooring. Feature brick fireplace with wooden mantle, tiled hearth and wood burning stove with fitted cupboard to the side. Picture rail. Coved ceiling. Radiator.

KITCHEN/DINER:

Wooden hand crafted country style kitchen with matching wall and base cupboards. Solid wooden worktop with inset one and a half bowl ceramic sink. Space for slimline dishwasher. Four ring electric induction hob inset in stone slab with oven under. Further fitted cupboards and drawers with wooden worktop. Sandyford oil fired Range cooker. Polished wooden flooring. Under stairs storage cupboard. Opening into:



FAMILY ROOM:

Double glazed windows and double glazed French doors leading out onto the garden. Polished wooden flooring. Radiators.

UTILITY ROOM:

Range of gloss fronted matching wall and base cupboards. Wooden worktop with space under for fridge and washing machine. Upright modern radiator. Double glazed doors leading to the garden and garage.

SHOWER/CLOAKROOM:

Double glazed window. Large shower cubicle with electric Triton shower and sliding glass door. WC. Pedestal wash basin. Chrome heated towel rail. Inset spotlights. Extractor fan.

STAIRS LEADING TO THE FIRST FLOOR LANDING:

Double glazed window. Access to the loft.

BEDROOM ONE:

Double glazed window enjoying far reaching countryside views. Range of fitted wardrobes with mirror fronted sliding doors. Further built-in cupboard. Picture rail. Radiator.

BEDROOM TWO:

Double glazed window overlooking the rear garden. Feature cast iron fireplace with tiled surround. Picture rail. Radiator.

BATHROOM:

Double glazed window overlooking the rear garden. Roll top bath with claw feet, chrome mixer taps with handheld shower attachment. Part panelled walls. Pedestal wash basin. WC. Wooden flooring. Chrome heated towel rail. Airing cupboard housing the hot water cylinder with slatted shelves above.

OUTSIDE:

The property features a double width brick set driveway to the front with shrub borders leading to the garage. There is a beautifully landscaped private rear garden with brick set patio, outside tap, outside power points, pergola, lawn, mature shrub and tree borders, herb garden, further paved patio with shingle surround, obscured oil tank and outside lights.



GARAGE/STORE (SUITABLE FOR SMALL VEHICLE):

Twin opening wooden doors, brick flooring, water tap, power and light.

SITUATION:

The property enjoys a village location and is located approximately 3 miles from the town of Uckfield with its mainline Railway Station to London and the market town of Heathfield is only 6 miles to the East. The South coast is accessible within a 30 minute drive and the Ashdown Forest to the North. The area is well served for schooling and recreational facilities such as the East Sussex National Golf Course Hotel and Spa.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01435 862211

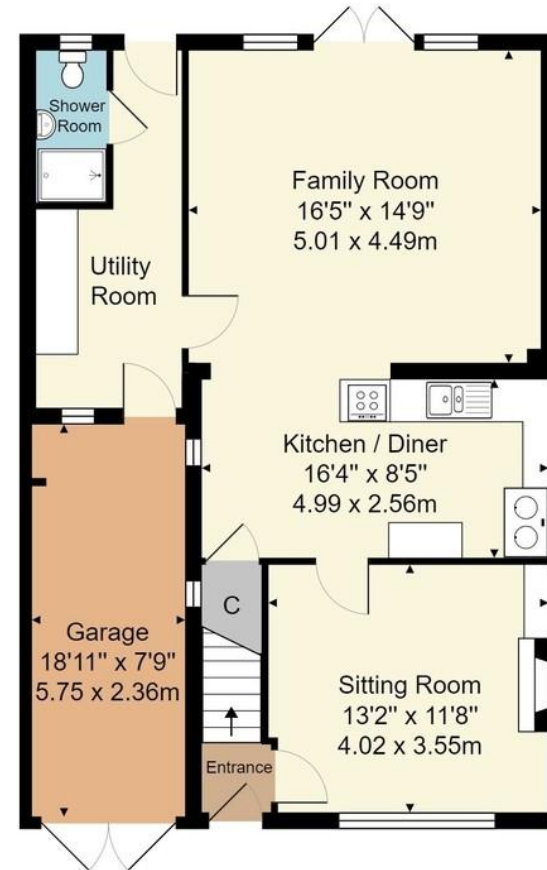
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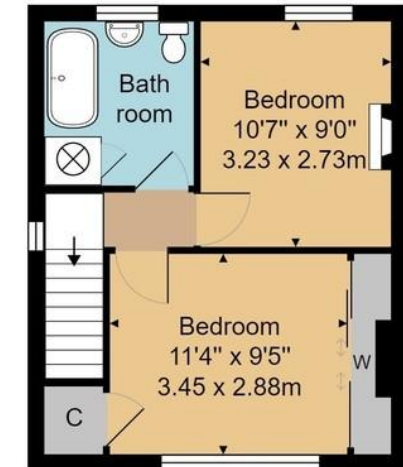
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Ground Floor



First Floor

House Approx. Gross Internal Area 1045 sq. ft / 97.0 sq. m
Approx. Gross Internal Area (Incl. Garage) 1198 sq. ft / 111.3 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.