



THE COACHWORKS, LEWES ROAD  
BLACKBOYS, UCKFIELD - GUIDE PRICE £450,000 - £475,000





# 6 The Coachworks

Lewes Road, Blackboys,  
Uckfield, TN22 5LF

**Covered Entrance Porch - Entrance Hall - Cloakroom - Sitting Room - Stunning Open Plan Kitchen/Breakfast Room - First Floor Landing - Master Bedroom With En-Suite Shower Room - 3 Further Bedrooms (One Presently Fitted As A Home Office) - Bathroom - Driveway Providing Off Road Parking With Electric Car Charging Point - Low Maintenance Rear Garden**

A beautifully appointed 4 bedroom semi detached modern home situated in the heart of this popular Sussex village within walking distance of the local Inn and countryside. This home has been heavily upgraded when compared to others on this small development. An internal viewing is essential to appreciate the space this home has to offer with bright and spacious rooms throughout including a sitting room, large open plan kitchen/breakfast room with integrated appliances, master bedroom with en-suite shower room, 3 further bedrooms (one presently well fitted as a home office) and a further bathroom. The property enjoys off road parking to the front with electric car charging point, fully pre-wired for an external CCTV system as well as a low maintenance rear garden and also enjoys the benefits of fitted electric blinds throughout and double glazing. NO ONWARD CHAIN.

## **COVERED ENTRANCE PORCH:**

Outside light. Grey composite uPVC double glazed multi-point locking front door with adjoining frosted glazed side screen into:

## **ENTRANCE HALL:**

Hard wood effect vinyl plank flooring to all of the downstairs living accommodation. Wall mounted electric radiator. Double doors to useful storage cupboard which incorporates wiring for network points throughout the house. Stairs to first floor with under stairs storage cupboard presently housing space and plumbing for washing machine.

Recessed ceiling downlighters.

## **CLOAKROOM:**

Fitted with a contemporary white suite with chrome effect fittings comprising low level WC, wash basin with splashback and mixer tap, chrome effect ladder style heated towel rail. Recessed downlighters.

## **SITTING ROOM:**

uPVC double glazed window to front with fitted electric blinds. Fully wired for a 'Dolby Surround Sound System' as well as wall mounted TV cabinet with integrated wiring to a wall mounted TV point above - wiring includes HDMI ports, speaker ports and integrated network points ready for a full entertainment system to be plugged in.

## **STUNNING OPEN PLAN KITCHEN/BREAKFAST ROOM:**



uPVC double glazed patio doors with fitted electric curtains providing aspect to rear patio and double glazed window with fitted electric blinds. Range of stylish contemporary matt finished kitchen units with quartz silestone worktops incorporating cupboard and drawer units as well as integrated appliances to include stainless steel brush fronted Neff oven and grill with microwave over. Full height recently fitted Samsung fridge and under counter freezer. Dishwasher and Neff induction 5 ring hob with extractor hood incorporating light over inset into breakfast bar.

**STAIRCASE RISES FROM ENTRANCE HALL TO A FIRST FLOOR LANDING:**

Providing access to loft space with hatchway incorporating electrically operated ladder giving easy access to a boarded loft with fitted shelving and useful storage, additional pre-wiring and network cabinet for network points around the house. Range of doors:

**MASTER BEDROOM:**

uPVC double glazed window to rear with fitted electric blinds. Fitted double wardrobe cupboard. Pre-wired for wall mounted TV with the cables concealed and terminated in the wardrobe for wire free installation and network points to the TV and wardrobe.

**EN-SUITE SHOWER ROOM:**

Contemporary suite with low level WC, wash basin inset into vanity unit with splashback and mixer tap and enclosed shower cubicle. Shavers point. Chrome effect fittings. Fully lit bathroom cabinet with shavers point. Recessed downlighter. Vinyl plank timber effect flooring.

**BEDROOM TWO:**

Presently laid as a home office with uPVC double glazed window to front incorporating fitted electric blinds and fitted desk and storage units incorporating shelving to one wall and fully integrated wiring solution to PC cupboard for completely wire free PC installation with network points throughout. Fitted double wardrobe cupboard.

**BEDROOM THREE:**

uPVC double glazed window to rear incorporating fitted electric blinds and wall mounted TV point with concealed wiring solution and network connection. Fitted double wardrobe cupboard.

**BEDROOM FOUR:**

uPVC double glazed window to front incorporating fitted electric blinds. Fitted double wardrobe cupboard.

**BATHROOM:**

Contemporary suite with low level WC, wash basin inset into vanity unit with splashback and mixer tap over and fully lit bathroom cabinet with shavers point. Panelled bath with mixer tap and additional hand held shower attachment aside. Enclosed shower cubicle. Shavers point. Chrome effect fittings. Recessed ceiling downlighters. Vinyl plank timber effect flooring.





### OUTSIDE:

To the front of the property is a driveway providing off road parking with electric car charging point and gated access to the right hand side leading to the rear garden presently laid to patio, external lighting, outside tap (hot water available) and use full raised further a area.

### 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.

### TENURE:

Freehold

### COUNCIL TAX BAND:

E

### VIEWING:

By appointment with Wood & Pilcher 01435 862211

### AGENTS NOTE:

There is a management charge for the private road currently at £350 per annum and the property also benefits from the residue of a 10 year 'Build-Zone' warranty from construction in 2019. Roof solar panels contribute to the electricity. The property has also been pre-wired for CCTV and Ethernet use. To the rear of the property is presently a telegraph pole with a cable that extends into this property's garden. This is scheduled to be removed in 2024 so there will be no cable into the garden.

The A/C units visible in the photographs are now removed with the original electric panel radiators re-installed to prior locations.

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 obtained. 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



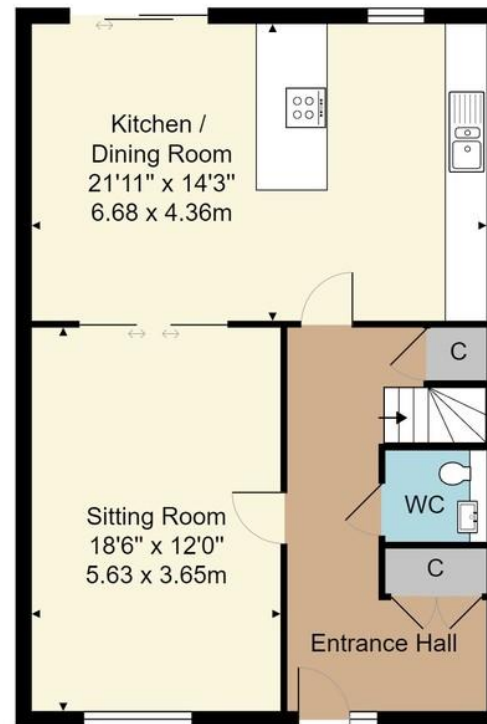
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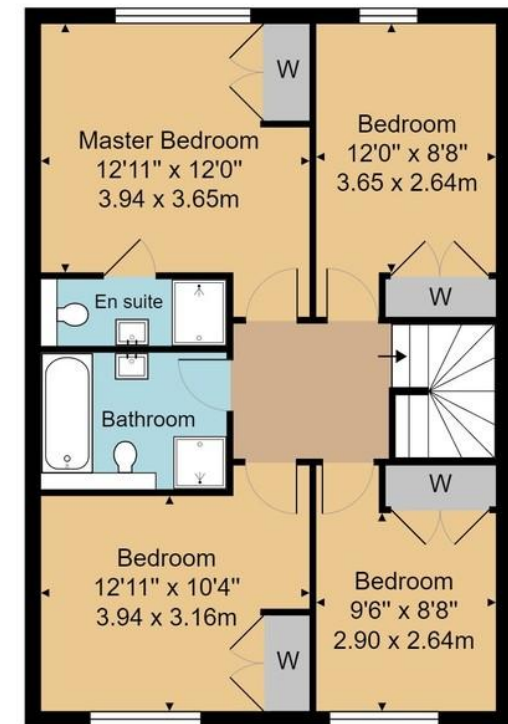
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1454 ft<sup>2</sup> ... 135.1 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.