

ROCK A NORE, THE STREET
FAIRWARP, UCKFIELD - £595,000



Rock A Nore

The Street, Fairwarp,
Uckfield, TN22 3BP

**Entrance Porch - Entrance Hall - Downstairs Shower Room
Sitting Room - Dining Room - Kitchen - Utility Room - Four
Bedrooms - Family Bathroom - Off Road Parking - Single
Garage - Front Garden - Extensive Rear Garden
Outhouse/Office**

Rock a Nore is a four bedroom semi-detached family home with half an acre plot and situated on the fringes of The Ashdown Forest, a designated area of Outstanding Natural Beauty. Further advantages include off road parking, single garage, outstanding gardens to rear and the benefit of no onward chain.

COVERED ENTRANCE PORCH:

Exterior lighting and obscured glass panelled uPVC door opening into:

ENTRANCE PORCH:

Coir entrance matting, quarry tiled flooring, coats hanging area, window to front and access into:

ENTRANCE HALL:

Stairs to first floor, radiator and fitted carpet.

DOWNSTAIRS SHOWER ROOM:

Tiled shower cubicle, dual flush low level wc, pedestal wash hand basin, extractor fan, vinyl flooring and window to front.

SITTING ROOM:

Raised electric fireplace, two radiators, wood panelled walling, beamed ceiling, fitted carpet, large window to front and windows and patio doors to rear.

DINING ROOM:

Cupboard with shelving, radiator, wood flooring and windows with patio doors opening to front garden.

KITCHEN:

Range of wall and base units with worktops and tiled splashbacks over and incorporating a one and half bowl composite sink with mixer tap. Inset double oven with ceramic hob and extractor fan over, integrated fridge and freezer and space for a dishwasher. Wood laminate flooring and window to rear.



UTILITY ROOM:

Range of wall and base units with worktops over incorporating a stainless steel sink with mixer tap. Space for washing machine, radiator, wood laminate flooring, window to rear and door to rear garden.

FIRST FLOOR LANDING:

Radiator, fitted carpet and doors to:

BEDROOM:

TV point, radiator, fitted carpet and window overlooking rear garden.

BEDROOM:

Loft access, cupboard with shelving, fitted carpet, radiator and window to front.

BEDROOM:

Radiator, fitted carpet and window to front.

BEDROOM:

Radiator, fitted carpet and window to rear.

FAMILY BATHROOM:

Cubicle with rainfall shower and handheld attachment, panelled bath with shower attachment over, dual flush low level wc, vanity wash hand basin with storage under, chrome heated towel rail, radiator, wood panelled walling, inset LED lighting and window overlooking rear garden.

OUTSIDE FRONT:

The property is approached via a tar and chip drive with off road parking and access via an up/over door to a single garage with further double doors to rear garden. Steps rise to an area of garden with a mix of established trees and shrubs, a raised rockery, area laid to slate and adjacent to the property is a patio area. Timber gate provides access to the side of the property with oil tank and in turn leads to the rear garden.

OUTSIDE REAR:

To the rear of the property is a beautiful, large garden with established flowering shrubs to include Acer's, Camellia's and Rhododendrons together with a large expanse of lawn. Adjacent to the property is a patio area for outside seating and an outhouse currently used as an office with internet access, electric heating and housing the oil boiler. The garden continues to an ornamental pond, wooden arbour and a compost area.

SITUATION:

Fairwarp village offers a range of amenities which includes a public inn and a village green. Maresfield village also nearby offers a general store, a post office and a primary school. The larger town of Uckfield is approximately three and half miles distant and offers a more extensive range of shopping and leisure facilities including numerous bars/restaurants, a public library, supermarkets as well as a range of schooling for all ages.



TENURE:

Freehold

COUNCIL TAX BAND:

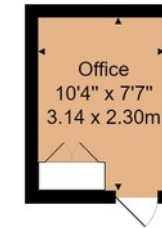
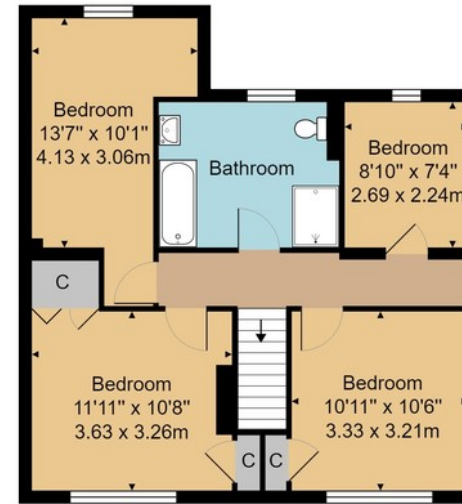
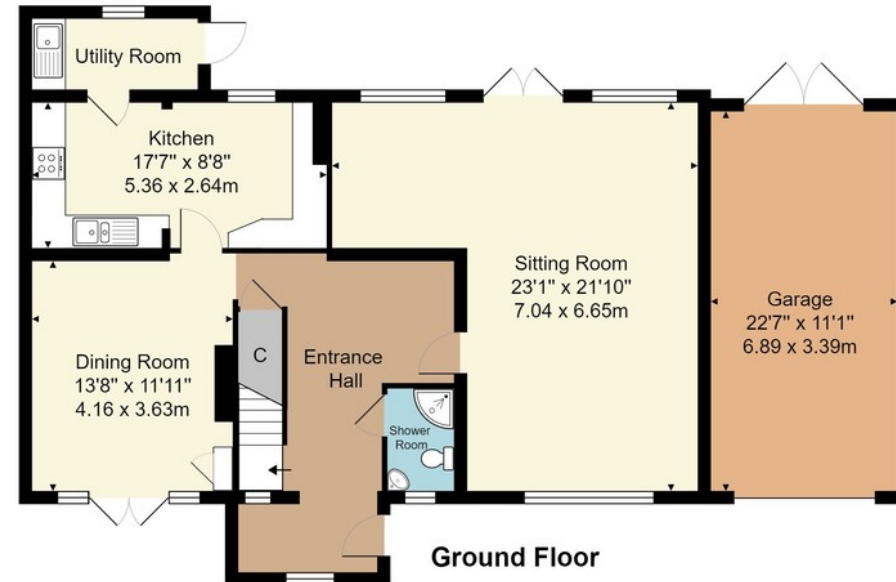
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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

AGENTS NOTE:

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 & Drainage
 Heating - Oil Fired Heating
 Rights and Easements - Adjoining neighbour has right of way via pathway to the rear of the property for access to Ashdown Forest.

**First Floor****Ground Floor**

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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House Approx. Gross Internal Area 1660 sq. ft / 154.2 sq. m
 Approx. Gross Internal Area (Incl. Garage/Excl. Office) 1929 sq. ft / 179.2 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.