



HIGHFIELDS, CHAPEL LANE
BLACKBOYS, UCKFIELD - £625,000



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PILCHER**
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Highfields

Chapel Lane, Blackboys,
Uckfield, TN22 5LB

Entrance Hall - Sitting Room - Conservatory - Three Bedrooms - Family Bathroom Plus En-suite - Modern Kitchen/Diner - Gardens To Three Sides Of The Property - Stunning Countryside Views - Own Driveway - Garage

An attractive three bedroom detached bungalow situated in a highly desirable country lane location enjoying stunning countryside views. The property features a sitting room with open fire, modern kitchen/diner with vaulted ceiling to the dining area, conservatory and two bathrooms. The gardens wrap around three sides of the property and there is a single garage with driveway to the front. NO ONWARD CHAIN.

ENTRANCE HALL:

Front door with leaded light double glazed stained glass window and double glazed window to side. Airing cupboard with slatted shelving. Wood-effect flooring. Coved ceiling. Radiators.

BOILER/UTILITY ROOM:

Velux double glazed window. Wash basin with tiled splashback. Space and plumbing for washing machine. Tiled floor. Oil-fired boiler.

SITTING ROOM:

Dual aspect with double glazed windows enjoying stunning far reaching countryside views. Feature fireplace with brick surround, wood mantle and stone hearth. Parquet wood flooring. Radiator.

CONSERVATORY:

Double glazed windows and French doors opening to the garden. Wood-effect flooring.



KITCHEN/DINING ROOM:

Kitchen area: Range of modern grey gloss-fronted matching wall and base cupboards. Quartz worktop with inset electric hob and filter hood above. Built-in oven. Inset one and a half bowl stainless steel sink. Integrated dishwasher and fridge/freezer. Double glazed window. Tiled floor.

Dining area: Vaulted ceiling with feature full-height window affording a stunning outlook across the garden and countryside beyond. Double glazed French doors leading to the garden. Tiled floor. Radiator.

BEDROOM ONE:

Double glazed French doors leading to the garden with double glazed side window. Coved ceiling. Radiator.

EN-SUITE BATHROOM:

Double glazed window overlooking the garden. White suite comprising panel enclosed bath with chrome mixer taps with shower attachments plus thermostatic shower over with glass shower screen. Pedestal wash basin with tiled splashback. WC. Chrome heated towel rail. Tiled floor. Inset spotlights. Extractor fan.

BEDROOM TWO:

Double glazed French doors leading to the garden with double glazed side window. Coved ceiling. Radiator.

BEDROOM THREE:

Double glazed window overlooking the garden and countryside beyond. Fitted cupboard with shelving above. Wood-effect flooring. Radiator.

FAMILY BATHROOM:

Velux double glazed window. White suite comprising panel enclosed bath with chrome mixer taps and hand-held shower attachment plus thermostatic shower over and glass shower screen. Pedestal wash basin with tiled splashback. WC. Chrome heated towel rail. Tiled floor.

OUTSIDE:

There are gardens to three sides of the property with a driveway to the front leading to a single garage with up-and-over door, power and light. Block set pathway and rockery. Oil tank with screened surround. The garden to the rear and sides features a large lawn area, patio, shrub borders with side and rear gate and stunning views across the Sussex countryside.



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.

VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

E

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

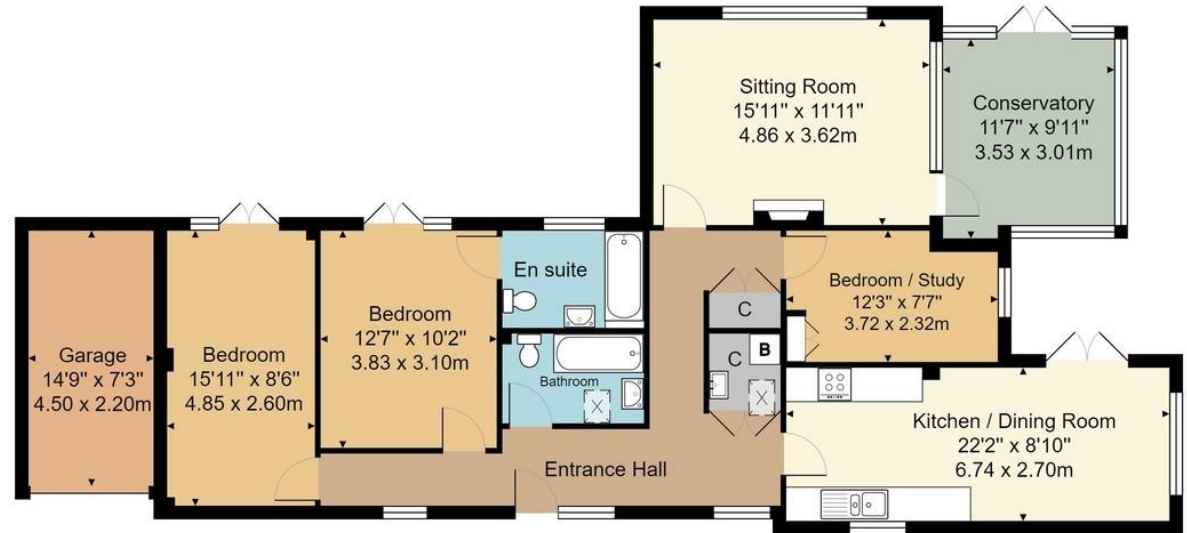
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Electricity

Heating - Oil-fired

Private Drainage – Sewage Treatment Plant

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Approx. Gross Internal Area 1203 ft² ... 111.7 m²

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

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.



27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk

