



THE OLD POST OFFICE
FAIRWARP, UCKFIELD - £610,000



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1 The Old Post Office

Fairwarp, Uckfield, TN22 3BP

Entrance Porch - Entrance Hall - Sitting Room - Dining Room - WC - Kitchen/Breakfast Room - Utility Area - 3 Bedrooms - En Suite Shower Room - Jack & Jill Bathroom - Off Road Parking - Rear Garden & Outhouse

This delightful semi detached cottage, The Old Post Office, located in Fairwarp on the edge of Ashdown Forest, offers spacious and characterful living. The semi-detached property features three double bedrooms, including one with an en suite shower room, plus a shared Jack & Jill bathroom. The ground floor boasts a generous kitchen/breakfast room with utility area and wc plus two equally spacious, inviting reception rooms, each enhanced by feature fireplaces that add to the cottage's charm. Outside, the cottage benefits from off-road parking at the front, while the rear garden includes a sizeable stone-built outhouse, perfect for conversion into an office or studio (subject to the necessary permissions). Properties with this combination of space, character, and location are rarely available in Fairwarp, so early viewing is highly recommended.

OAK FRAMED ENTRANCE PORCH:

Outside lighting, wall mounted Post Box and obscured glass panelled timber front door opening into:

ENTRANCE HALL:

Stairs to first floor, tiled flooring, radiator and under stairs recess with coats hanging area.

SITTING ROOM:

Feature fireplace with mantle, surround and flagstone hearth, parquet flooring, radiator and window to front.

DINING ROOM:

Feature recessed fireplace with wood mantle and flagstone hearth, radiator, fitted carpet and two windows to rear.



WC:

WC, wash hand basin and tiled flooring.

KITCHEN/BREAKFAST ROOM:

Range of wall and base units with marble worktops/upstands over incorporating an inset round stainless steel sink. Inset ceramic hob with extractor fan over and oven under, brick arch recess housing oil boiler and flue hidden by characterful units, attractive brick feature wall, ample room for kitchen table and chairs, window to rear and stable door opening to rear garden.

UTILITY AREA:

Space for fridge/freezer and washing machine, radiator and tiled flooring.

GALLERIED FIRST FLOOR LANDING:

Loft access, walk-in cupboard and fitted carpet

BEDROOM:

Radiator, fitted carpet, window to front and door to shared Jack & Jill bathroom.

JACK & JILL BATHROOM:

Panelled bath with shower over, bidet, pedestal wash hand basin, chrome heated towel rail, tiled walling and obscured window to front.

BEDROOM:

Louvred wardrobe cupboard, shelving area, radiator, fitted carpet, window to rear and door into:

EN SUITE SHOWER ROOM:

Tiled shower cubicle with integrated shower, dual flush low level wc, pedestal wash hand basin and heated towel rail.

BEDROOM:

Louvred wardrobe cupboard, radiator, newly fitted carpet and window to rear.

OUTSIDE FRONT:

Brick block driveway provides off road parking and side access with electricity meter and gate to rear garden.



OUTSIDE REAR:

The garden enjoys an attractive brick paved area adjacent to the property suited for outside entertaining. Offering potential to convert subject to the usual consents is a stone built outhouse with power, light and window. The remainder of the garden is principally laid to lawn with a selection of attractive planting and trees with a greenhouse and oil tank. To the rear of the garden a gate opens to a lane and access to Ashdown Forest.

SITUATION:

Fairwarps 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: E

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666

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, Drainage & Electricity

Heating - Oil

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

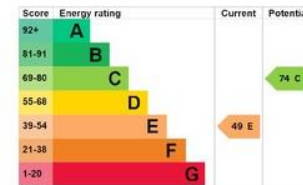
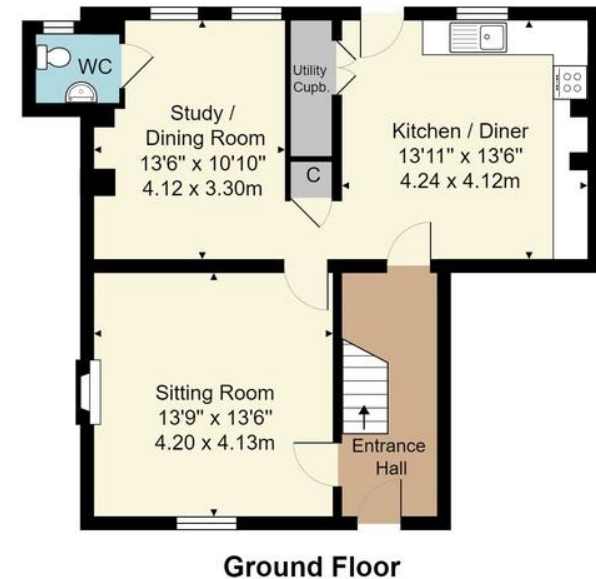
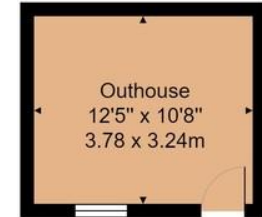


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House Approx. Gross Internal Area
1336 sq. ft / 124.1 sq. m

Outhouse Approx. Internal Area
132 sq. ft / 12.2 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.