



Sheffners, Crowborough Road, Nutley, TN22 3HT

Offers in Region of £650,000 Freehold

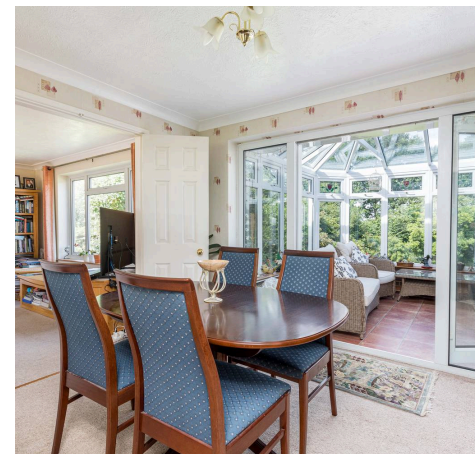
**MANSELL  
McTAGGART**  
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# Sheffners Crowborough Road

Nutley, Uckfield

Set in the busy Ashdown Forest village of Nutley a detached house with lovely views to the rear over the heath and woodland of the Forest. The property stands in an elevated position with track/bridleway access to the 6,400 acres of Forest heath/woodland for walking, and riding by permit. The house has an entrance hall off which is a cloakroom with w.c. suite and hand basin. There are three reception rooms including the light and good sized triple aspect lounge, overlooking the garden, double doors to the dining room and door to the adjacent conservatory. In addition there is a study which could possibly be used as a ground floor bedroom. The well fitted kitchen has a good range of worktops in the butchers block style together with a breakfast bar, a good range of base cupboards and wall cupboards, and a modern Franke sink unit. Integrated cooking appliances comprise a double oven, inset dual electric/gas (lpg) hob with hood above. There is a utility lobby with plumbing for a dishwasher, washing machine and space for a tumble dryer, internal door to the garage. On the first floor there are three double bedrooms, two of which have full height wardrobes, with bedroom 1 having a fitted drawer/cupboards unit in addition. There is a well fitted modern shower room with walk in shower unit, w.c. suite and hand basin. The house has an oil fired central heating system with radiators, sealed unit double glazed windows and cavity wall insulation. To the front of the property is a gravelled forecourt proving parking for several vehicles, and a caravan, leading to a single integral garage. The rear gardens are a feature of the house being secluded with a lawned area bordered by mature rhododendrons, magnolia etc. There is a broad paved west facing terrace, several garden sheds and a greenhouse. The rear boundary adjoins a track/bridleway which leads on to the Ashdown Forest. Council Tax Band F £3,673.83 (2024/25)







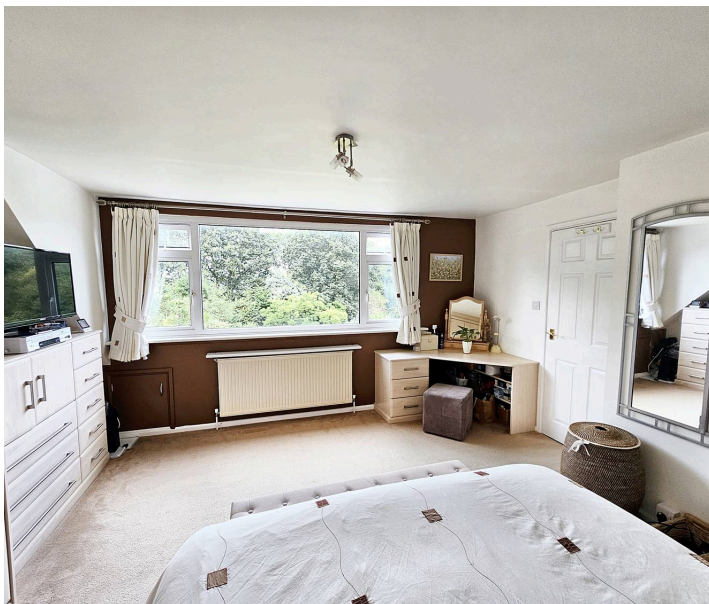
## Sheffners Crowborough Road

Nutley, Uckfield

Detached chalet style residence with 3/4 bedrooms and countryside views from the rear.  
Council Tax band: F

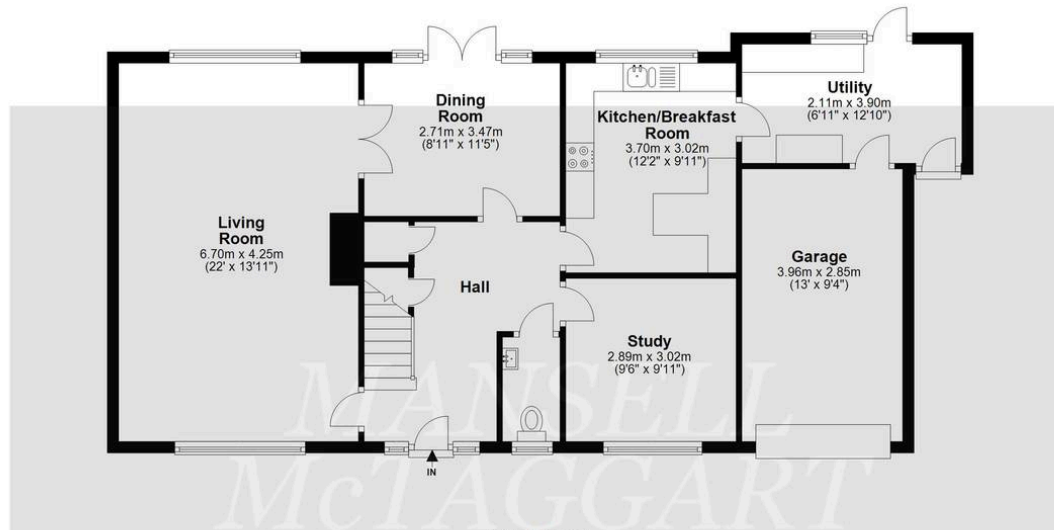
Tenure: Freehold

- DETACHED CHALET BUNGALOW
- 3/4 BEDROOMS, SHOWER ROOM
- THREE RECEPTION ROOMS
- TRIPLE ASPECT LOUNGE
- KITCHEN, UTILITY LOBBY
- CONSERVATORY
- SINGLE GARAGE & PARKING
- TRACK ACCESS TO FOREST
- BUILT 1960s
- ELEVATED POSITION
- OIL FIRED CENTRAL HEATING
- LARGE MATURE GARDEN
- VIEWS TO ASHDOWN FOREST



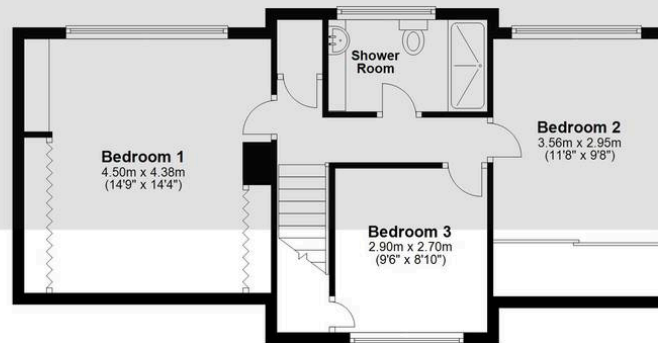
### Ground Floor

Approx. 96.2 sq. metres (1035.6 sq. feet)



### First Floor

Approx. 54.2 sq. metres (583.2 sq. feet)



Total area: approx. 150.4 sq. metres (1618.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

## Mansell McTaggart Forest Row

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