



**Price**  
**£585,000**

**Freehold**

3x  2x  2x 

**Nursery Lane, Nutley,  
Uckfield, East Sussex,  
TN22**

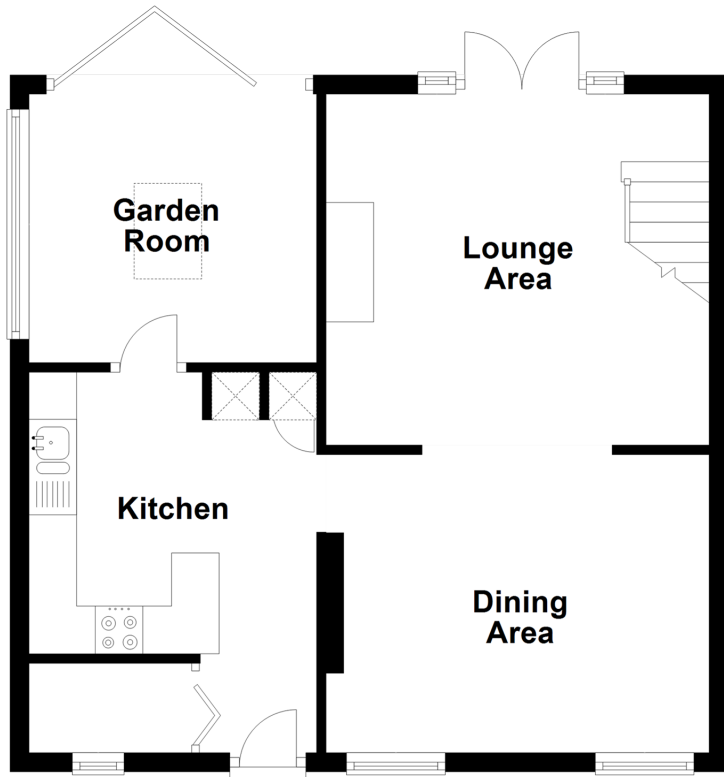
**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards

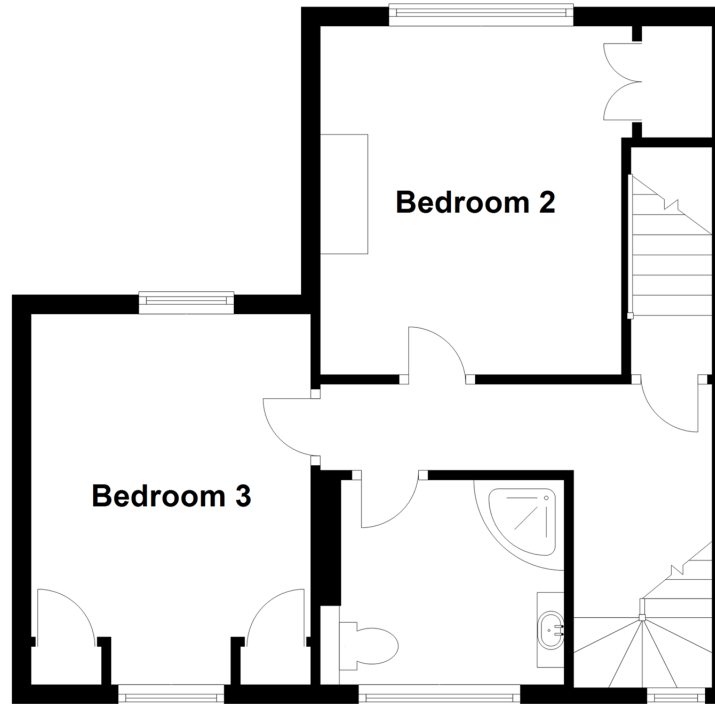
## Ground Floor

Approx. 49.4 sq. metres (531.4 sq. feet)



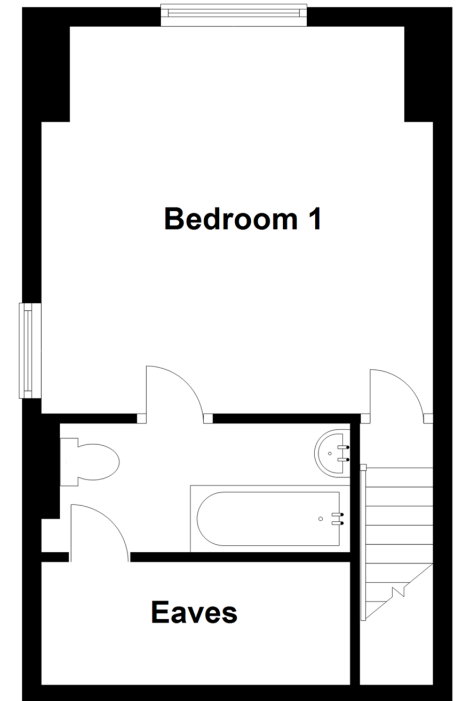
## First Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



## Second Floor

Approx. 27.9 sq. metres (300.4 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Kitchen: 13'9 x 9'10 (4.19m x 3.00m)

Garden Room: 10'1 x 9'5 (3.08m x 2.87m)

Dining Area: 11'11 x 10'3 (3.63m x 3.13m)

Lounge Area: 13'4 x 12'1 at widest point (4.07m x 3.69m)

### FIRST FLOOR

Landing

Bedroom 2: 12'9 x 9'7 (3.89m x 2.92m)

Bedroom 3: 12'4 at widest point x 11'1 (3.76m x 3.38m)

Shower Room

### SECOND FLOOR

Landing

Bedroom 1: 13'5 x 13'2 (4.09m x 4.02m)

Ensuite Bathroom

### OUTSIDE

Rear Garden

Off-Road Parking





## Main features

- 3 storey Victorian character cottage
- Lounge & dining areas plus garden room
- All bedrooms are doubles, one has an ensuite bathroom
- Parking for 2-3 cars
- Mature rear garden with small orchard
- Stunning views of the Ashdown Forest



### Nearest Schools

Primary Schools: Nutley C of E Primary 0.4 miles, Bonners CofE School 3.2 miles, Danehill C of E Primary 3.7 miles  
Secondary Schools: Uckfield Community Technology College 4.8 miles, Grove Park School 5.8 miles, Greenfields School 6.1 miles



### Transport Information

Train Stations: Buxted 4.2 miles, Uckfield 4.6 miles, Crowborough 5.6 miles



### Address

Nursery Lane, Nutley, Uckfield, East Sussex, TN22



### Directions

For directions to this property please contact us.





**cubitt&west**  
Helping you move forwards

Call Uckfield Branch 01825 768915 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



22822574/20240306/JL/RSE