



**OVER 60?**

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

**Price**

**£575,000**

**Freehold**

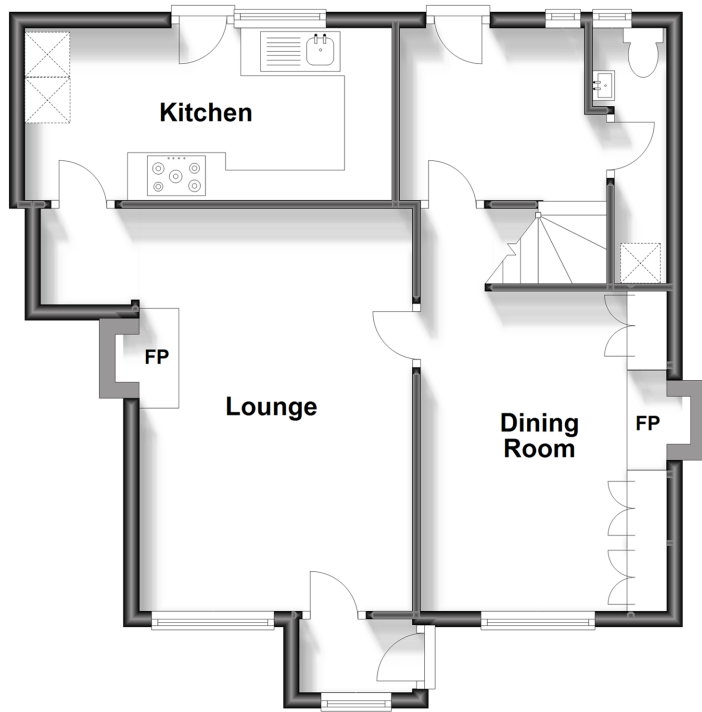
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**The Cottages, High  
Street, Nutley, Uckfield,  
East Sussex, TN22**

**cubitt&west**  
Helping you move forwards

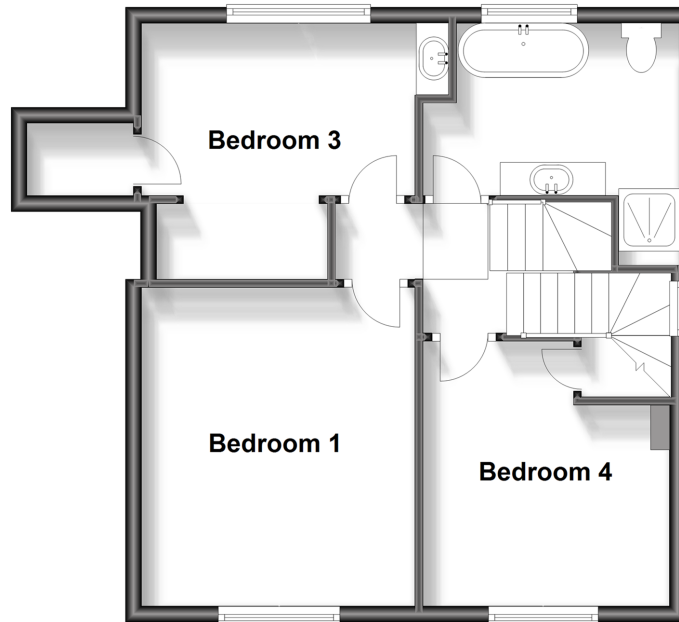
### Ground Floor

Approx. 54.7 sq. metres (588.4 sq. feet)



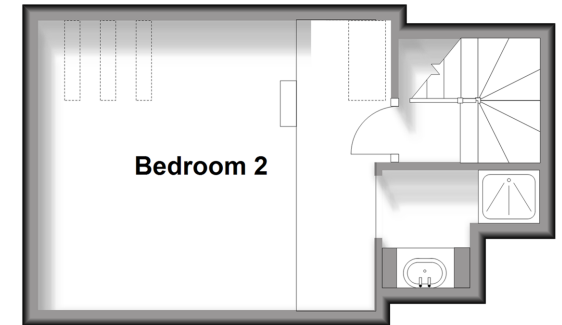
### Split Level First Floor

Approx. 50.1 sq. metres (539.8 sq. feet)



### Split Level Second Floor

Approx. 21.1 sq. metres (227.5 sq. feet)



## Accommodation

### GROUND FLOOR

Porch  
Lounge: 16'6 x 11'4 (5.03m x 3.46m)  
Kitchen: 15'3 x 7'3 (4.65m x 2.21m)  
Dining Room: 13'2 x 10'2 (4.02m x 3.10m)  
Rear Lobby  
Cloakroom/Utility Room

### FIRST FLOOR

Landing  
Bedroom 1: 13'2 x 11'5 (4.02m x 3.48m)  
Bedroom 3: 11'4 x 11'1 (3.46m x 3.38m)  
Bedroom 4: 10'5 x 10'2 (3.18m x 3.10m)  
Bathroom

### SECOND FLOOR

Bedroom 2: 14'5 x 11'11 (4.40m x 3.63m)  
Ensuite Shower Room

### OUTSIDE

Front & Rear Gardens  
Summerhouse/Office: 19'7 x 15'8 (5.97m x 4.78m)  
Driveway



## Main features

- Grade II Listed extended character property in a popular village setting
- Stunning bathroom with roll-top bath
- Vaulted ceiling to the top floor bedroom, with en-suite shower room
- Sunny garden with summerhouse/home office & large shed
- Offered with no onward chain
- Close to the Ashdown Forest



### Nearest Schools

Primary Schools: Nutley C of E Primary 0.2 miles, Bonners C of E School 3.2 miles, Danehill C of E Primary 3.5 miles

Secondary Schools: Uckfield College 4.8 miles, Grove Park School 5.6 miles, Greenfields School 5.9 miles



### Transport Information

Train Stations: Buxted 4.3 miles, Uckfield 4.7 miles, Crowborough 5.7 miles



### Address

The Cottages, High Street, Nutley, Uckfield, East Sussex, TN22



### Directions

For directions to this property please contact us.



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



■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property  
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

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