

**OVER 60?**

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



**Guide Price**  
**£475,000**  
**Freehold**

3x  1x  1x 

Church Fields, Nutley, Uckfield, East  
Sussex, TN22

**cubitt&west**  
Helping you move forwards





## Main features

- Modern interior with lounge & conservatory
- Garage & driveway
- Offered with no onward chain
- Large natural pond in the rear garden
- Close to the primary school & local shop

## Accommodation

### GROUND FLOOR

Hallway

Cloakroom

Lounge: 14'3 x 13'10 (4.35m x 4.22m)

Kitchen/Dining Room: 17'2 x 17'1 (5.24m x 5.21m)

Conservatory: 17'7 x 7'11 (5.36m x 2.41m)

Bedroom 1: 16'7 x 9'0 (5.06m x 2.75m)

Bedroom 2: 13'4 x 8'10 (4.07m x 2.69m)

Bedroom 3: 10'3 x 9'10 (3.13m x 3.00m)

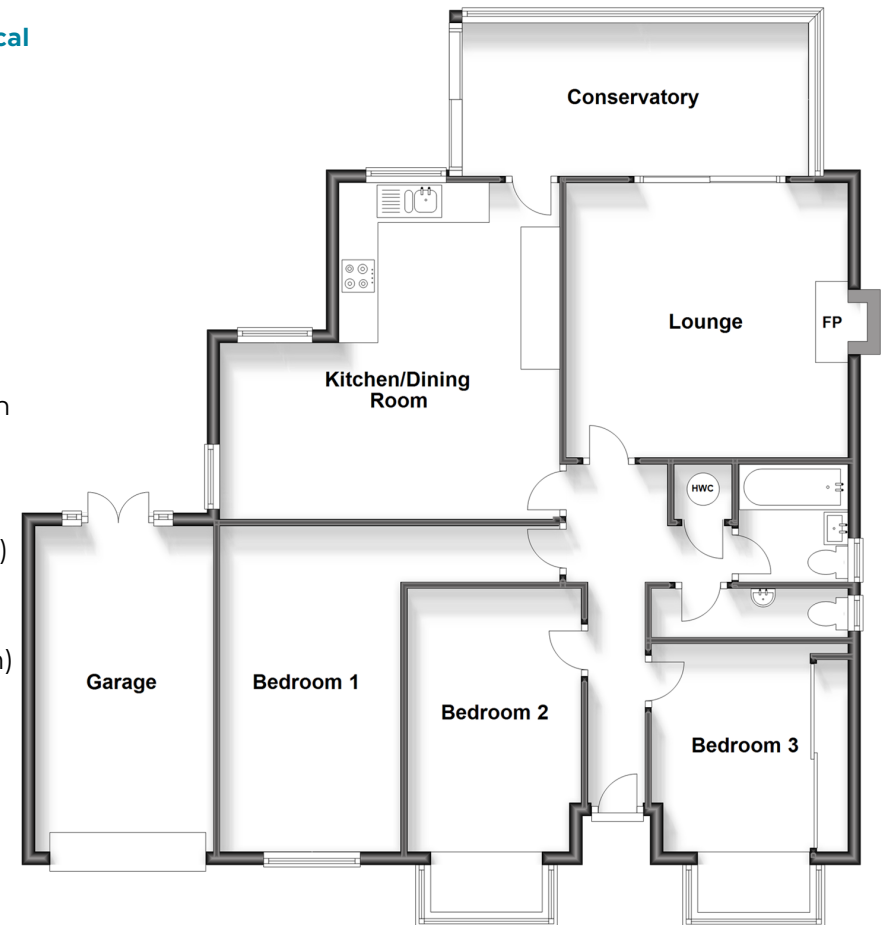
Bathroom

### OUTSIDE

Front & Rear Gardens

Garage & Driveway

**Ground Floor**  
Approx. 123.8 sq. metres (1332.2 sq. feet)



**Call Uckfield - 01825 768915 ■ [cubittandwest.co.uk](http://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.



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