



**OVER 60?**

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

**Guide Price**

**£585,000**

**Freehold**

2x  1x  3x 

Stonebridge Lane, Blackboys, East Sussex,

TN22

**cubitt & west**  
Helping you move forwards



## Main features

- Character cottage on a quiet lane surrounded by countryside
- Mature wrap around gardens with double garage & driveway
- Large conservatory with panoramic views across the garden
- Open fireplace in the lounge
- Potential to convert loft (subject to planning permission)

## Accommodation

### GROUND FLOOR

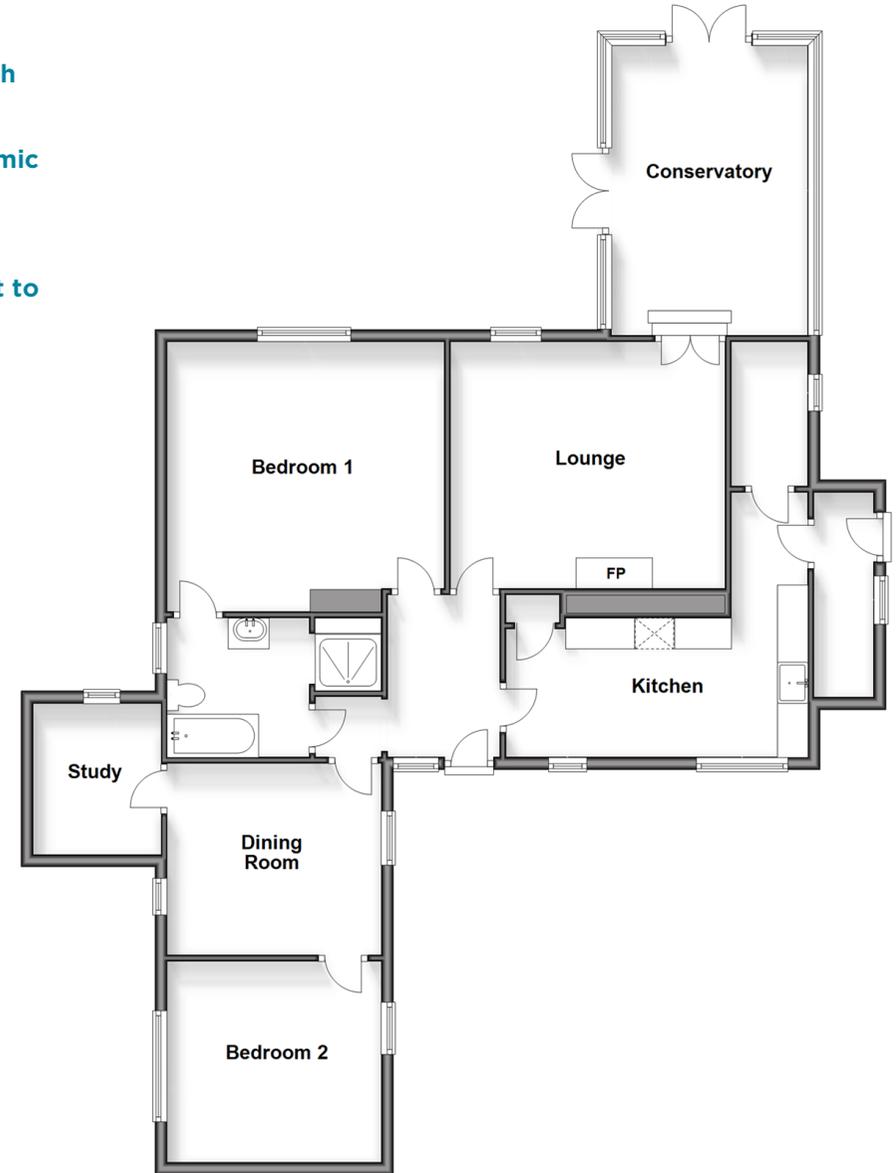
#### Hallway

- Lounge: 15'0 x 13'0 (4.58m x 3.97m)
- Dining Room: 11'0 x 10'0 (3.36m x 3.05m)
- Conservatory: 16'0 x 11'0 (4.88m x 3.36m)
- Kitchen: 16'7 x 7'0 (5.06m x 2.14m)
- Utility Room: 10'0 x 3'0 (3.05m x 0.92m)
- Pantry: 7'0 x 4'0 (2.14m x 1.22m)
- Study: 7'11 x 6'10 (2.41m x 2.08m)
- Bedroom 1: 14'0 x 13'0 (4.27m x 3.97m)
- Bedroom 2: 11'0 x 10'0 (3.36m x 3.05m)
- Bathroom

### OUTSIDE

- Front & Rear Gardens
- Double Garage & Driveway
- Potting Shed & Greenhouse

**Ground Floor**  
Approx. 116.5 sq. metres (1254.0 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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