

CD Clifford Dann

chartered surveyors and estate agents



Five Ash Down, Uckfield, East Sussex TN22 3AH

- Victorian semi-detached home
- Extended and updated in 2017
- Three bedrooms
- Lounge with log burner
- Fantastic fitted Kitchen/Dining Room

Driveway with parking for 4 cars

South facing garden

Community status Post Office

Village store selling local produce

Well supported and profitable

Albion House, Albion Street, Lewes, East Sussex BN7 2NF
T 01273 477022
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E jgroves@clifforddann.co.uk



Commercial and Business Transfer Agents Valuers Auctioneers
Planning & Development Advisers Building Surveyors Residential
& Lettings Agents Property Management

Clifford Dann and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of or consultant to Clifford Dann has the authority to make representation or warranty in relation to this property.

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Clifford Dann are delighted to offer For Sale this delightful Victorian semi-detached house with an attached Post Office and Village Store.

LOCATION:

Five Ash Down is a small village within the Civil Parish of Maresfield in the Wealden district of East Sussex. Its nearest town is Uckfield, which lies approximately 1.8 miles south from the village. The village lies on the A26 road between Uckfield and Crowborough.

Uckfield town centre offers a comprehensive range of shopping and leisure facilities, including numerous bars and restaurants, a cinema, public library and supermarkets as well as schooling for all ages including a sixth form community college.

Uckfield also provides good rail links to London and the south coast with additional services available from nearby Buxted (London Bridge 67 mins).

The property is ideally situated for the historic County Town of Lewes, Brighton & Hove and Tunbridge Wells all being within half an hour.

ACCOMMODATION:

The house is situated on a good size plot with enclosed parking for approximately 4 cars and a southerly facing garden. It was extended and updated in 2017 and now offers spacious accommodation, finished and presented to a high standard and briefly comprises a generous entrance hall, lounge with stripped wood floor and log burner, fantastic fitted kitchen/dining room with central island and space for a dining table with roof lights above, utility room, cloakroom/WC, garage/storage room with mezzanine storage area and an office/study. On the first floor are three double bedrooms and a spacious bathroom, fitted with a freestanding bath, separate walk-in shower cubicle, wash basin and WC.

The very well presented and profitable Post Office and Village Store offers 44.5 m² of retail space with an enclosed lobby to the front. It occupies a prominent roadside position which is incredibly easy to stop outside making it convenient and well used.

The community status Post Office is well supported by the locals and the shop sells a wide range of items including locally sourced produce.

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Neither the Lessor nor the Agents gives or implies any warranty that the premises are fit for any particular use or that they comply with any relevant regulation or statutory requirement. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The tenant is advised to obtain verification from their Solicitor or Surveyor before proceeding.

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Village Post Office and store



PRICE:

Guide price of £700,000 to £725,000.

VIEWING:

Strictly by appointment with the above agents. Please contact **James Groves** at our Lewes office on 01273 407920 or jgroves@clifforddann.co.uk

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