



9 Oakwood Close, Five Ash Down
Uckfield

Guide Price **£275,000 – £300,000**

**MANSELL
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9 Oakwood Close

Five Ash Down, Uckfield

A recently built and beautifully finished two double bedroom ground floor apartment affording 656.5 sq ft with a private entrance and rear garden adjoining the neighbouring countryside enjoying a fine rural view with allocated off street parking.

Constructed in 2018 by Whitehall Homes to a high specification this stunning home benefits from the remainder of a 10 year NHBC warranty and comprises, in brief, on the ground floor; a covered entrance, an entrance hallway, a sitting room with double doors opening onto the outside seating terrace, a kitchen/dining room with a range of matching units to eye and base level, integrated appliances and a door opening onto the outside seating terrace, 2 double bedrooms and a modern family shower room with an impressive walk-in shower.

Outside the private rear garden has been landscaped to create a low maintenance terrace to enjoy the outdoors with a gate providing rear access. Allocated parking is a close by and the front property is approached via a paved path.

- Share of freehold
- 2 double bedrooms
- Private garden
- Beautiful kitchen with integrated appliances
- Recently built to a high specification
- Remainder of 10 year NHBC warranty
- Allocated parking
- EPC rating B
- Close to countryside walks and local amenities





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Oakwood Close is a private road on the desirable northern outskirts of Five Ash Down forming part of the Ashdown Place development. The village offers a post office/general store as well as a public house and excellent public transport being on the 29 bus route.

A greater range of shopping and leisure facilities in nearby Uckfield providing a cinema, several bars/restaurants, supermarkets, a public library as well as a popular leisure centre and mainline train station (London Bridge approx. 1h15mins).

Uckfield boasts a wide selection of schools for all age groups including a sixth form community college. The nearby A272 provides swift vehicular access to Haywards Heath which offers an excellent commuter train service to London. An additional rail service can be found in nearby Buxted village.

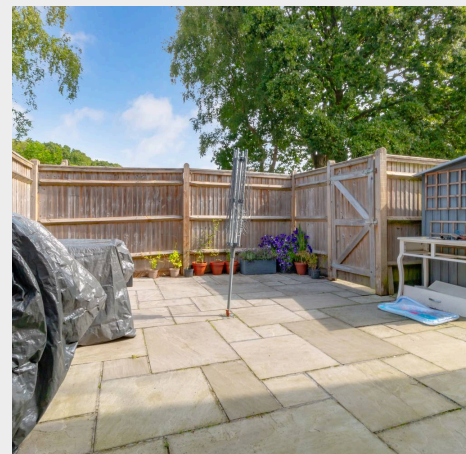
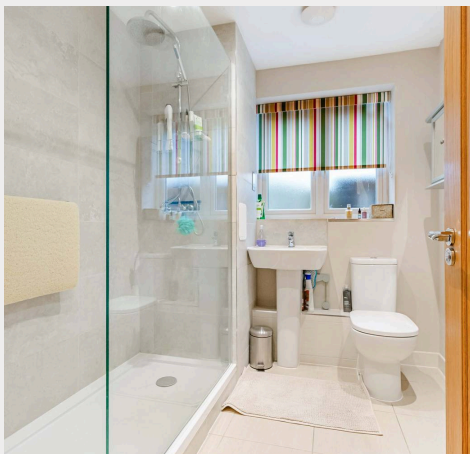
The coastal resorts of Eastbourne and Brighton city centre are also close by as is the stunning 6,500 acre Ashdown Forest, the inspiration behind A.A Milne's Winnie The Pooh books, offering numerous scenic walks and outdoor pursuits.

Maintenance and buildings insurance £12 per month

Mains gas and mains drainage

Council tax band: C

EPC rating: B



Oakwood Close, Uckfield, East Sussex, TN22

Approximate Gross Internal Area = 656 sq ft / 61 sq m

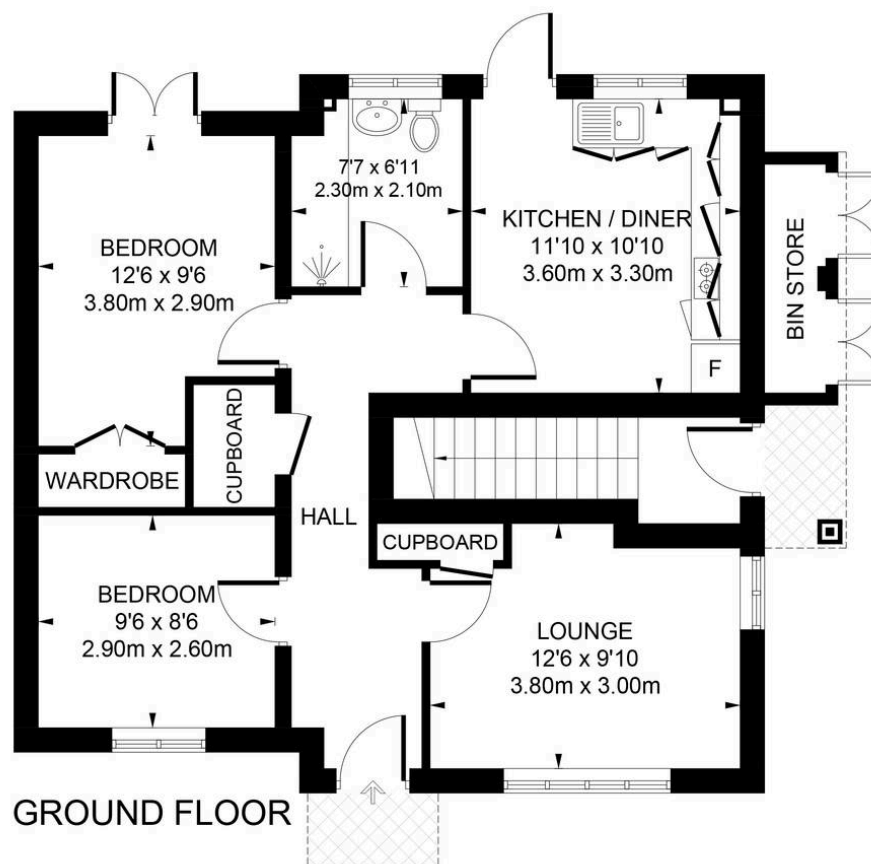


Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromapltd.co.uk (ID1154894)

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