



14 Hill Mead, Nutley, East Sussex, TN22 3PB

Guide Price £450,000-£475,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

14 Hill Mead

Nutley, Uckfield

A newly renovated three/four bedroom two bathroom semi-detached country home enjoying magnificent far reaching views across the Ashdown Forest and South Downs National Park. Occupying a generous size rear garden with large driveway and adjoining garage.

14 Hill Mead has recently undergone a complete renovation programme to provide a stunning modern and spacious home boasting a beautifully fitted kitchen, contemporary bathroom suites and fine flooring throughout.

The property lies in a peaceful cul de sac in an elevated position enjoying far reaching rural views and has in the past been extended on the ground floor to provide an en-suite bedroom and a garage, which could easily serve as a home office or provide a self-contained annex subject to consent.

The property is entered via a hallway with a staircase rising to the first, there is a double aspect sitting, a dining room/fourth bedroom and a beautifully fitted modern kitchen comprising a range of matching units with a utility area to one side. Continuing from the utility area is the ground floor bedroom which has a contemporary en-suite shower room.

The first floor provides, a landing, there are two double bedrooms with the principal bedroom having built-in wardrobes. There is a family bathroom comprising a white suite and enclosed bath and separate toilet.





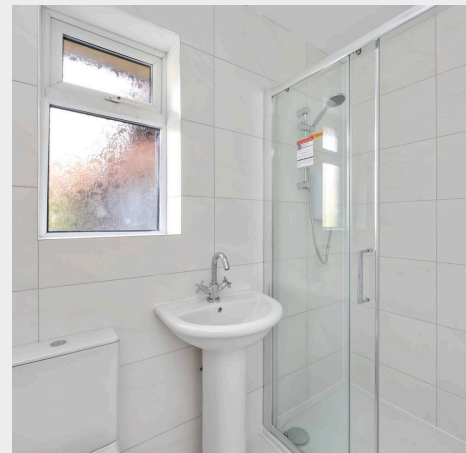
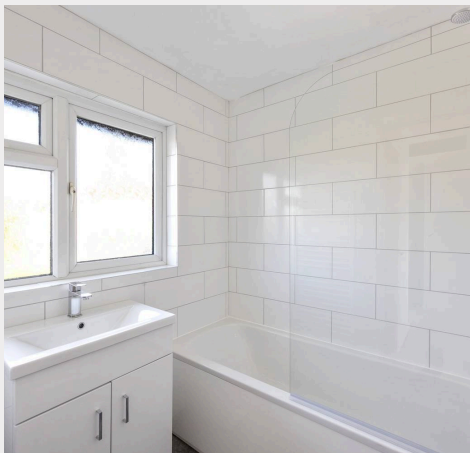
14 Hill Mead

Nutley, Uckfield

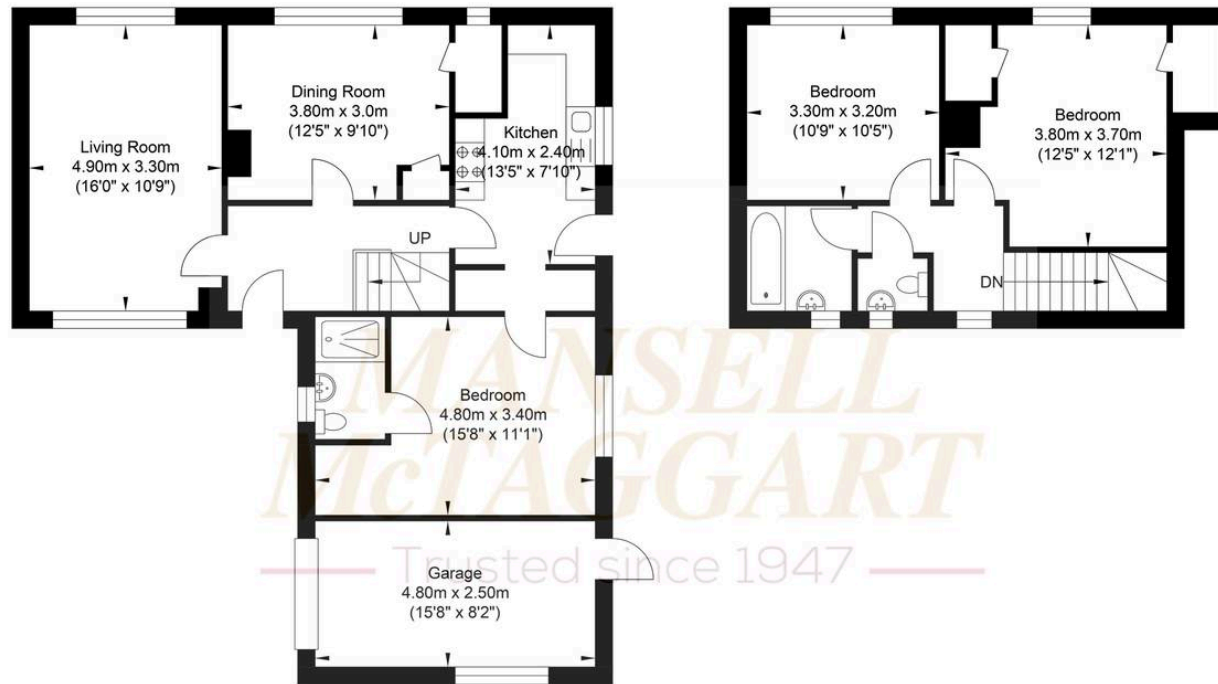
The first floor provides, a landing, there are two double bedrooms with the principal bedroom having built-in wardrobes. There is a family bathroom comprising a white suite and enclosed bath and separate toilet.

Outside, the front of the property is approached via a stone driveway which provides parking for several vehicles and in turn leads to the attached garage. The rear garden is predominately laid to lawn, with a greenhouse to one side and flanked to the rear by mature hedging.

Nutley village, offers a highly regarded primary school, convenience store, petrol station and a public inn. The area itself is considered one of the region's most desirable in Sussex and offers exceptional riding, walking and country pursuits. Nearby Uckfield and Crowborough towns offer an extensive range of shopping and leisure facilities as well as comprehensive schooling for all age groups. Both towns offer railway services to London as does nearby Buxted village with services to London in just over 1 hour and the nearby A272 provides swift vehicular access to Haywards Heath which boasts commuting times to London Victoria (47 mins).



Hill Mead



Ground Floor
Approximate Floor Area
826.77 sq ft
(76.81 sq m)



First Floor
Approximate Floor Area
394.28 sq ft
(36.63 sq m)

Approximate Gross Internal Area (Including Garage) = 113.44 sq m / 1221.05 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street - TN22 1RD

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.