



Avalon High Street, Nutley, East Sussex, TN22 3NW

Guide Price **£350,000**
MANSELL
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Avalon High Street

Nutley

A deceptively spacious 3 bedroom family home enviably positioned in the heart of this picturesque country village boasting 2 popular restaurants, a well regarded primary school, 2 convenience stores, a public house and various sports and social clubs among other amenities located within the stunning Ashdown Forest.

This beautifully presented home benefits from, in brief, on the ground floor; an entrance hall, a spacious kitchen with a range of matching units to eye and base level, a living room diner with double doors opening onto the outside seating terrace.

Council Tax band: D

Tenure: Freehold

- 3 bedrooms
- Heart of the village
- Within the Ashdown Forest
- Highly sought-after village
- Garage and parking
- Beautifully presented





Avalon High Street

Nutley

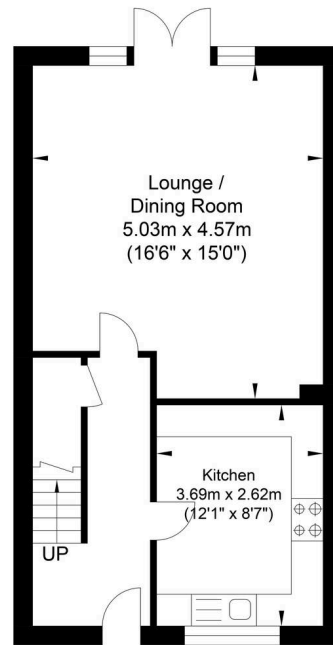
From the entrance hall a staircase rises to the first floor, offering; a large principle bedroom with a built-in wardrobe, a second double bedroom, a modern family bathroom with a shower above the bath and a generous single bedroom.

Outside the rear garden is mainly laid to level lawn bordered by close board fencing, a seating terrace immediately adjoins the rear of the property and a rear gate provides access to the garage and parking.

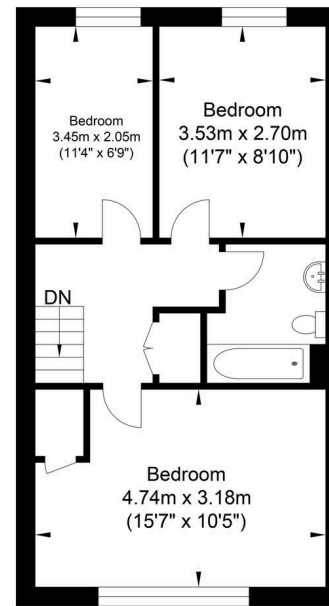
The house is located within the breath-taking Ashdown Forest. Nutley village, offers a highly regarded primary school, convenience store, petrol station and a public inn. The area itself is considered one of the region's most desirable in Sussex and offers exceptional riding, walking and country pursuits. 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).



High Street, Nutley



Ground Floor
Approximate Floor Area
465.0 sq ft
(43.20 sq m)



First Floor
Approximate Floor Area
465.0 sq ft
(43.20 sq m)

Approximate Gross Internal Area = 86.40 sq m / 930.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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