



**5 The Vintry, Nutley TN22 3LW**  
Uckfield

Guide Price **£265,000 – £285,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

## 5 The Vintry

Nutley, Uckfield

A seldom found one bedroom semi-detached bungalow occupying a pleasant corner plot overlooking a private green with off street parking, found in peaceful traffic free position adjacent to the High Street and on the edge of the stunning Ashdown Forest.

This wonderful home has been beautifully maintained by the current owner and forms part of a select number of bungalows around a private lawned courtyard. The property is conveniently positioned with a pathway leading to the High Street.

The property is accessed via an entrance lobby with useful built-in cupboards, there is a generous size sitting room with wood block flooring and an open fireplace. The conservatory continues from the sitting room and enjoys a pleasant aspect of the garden. To one side is double aspect bedroom, a refitted modern shower room and a well equipped kitchen fitted with a range of decorative units with a solid wood block worksurface.

Council Tax band: A

Tenure: Leasehold





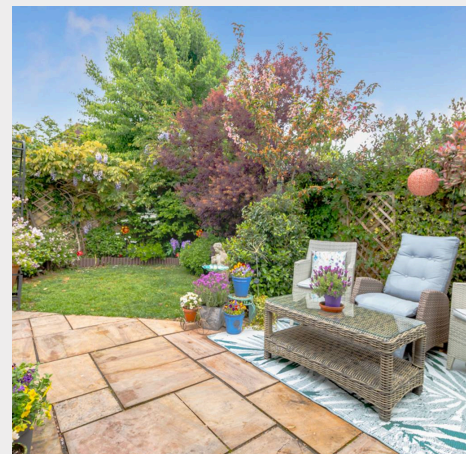
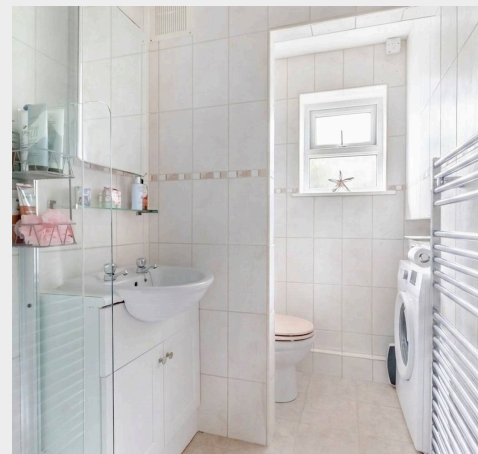
## 5 The Vintry

Nutley, Uckfield

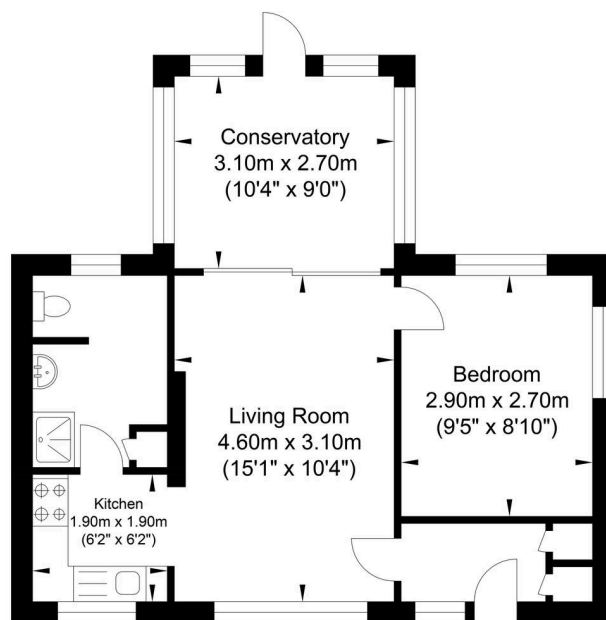
Outside, the front is accessed via a path, there is vehicle access to the rear off Clock House Lane. The rear garden has been beautifully arranged with a large seating terrace adjoining the rear of the property and a level lawn flanked by well stocked flower and shrub beds.

The property is leasehold with a share of the freehold, there are 972 years remaining on the lease.

- A seldom found and beautifully presented bungalow occupying a pleasant corner plot within a private courtyard
- Traffic position adjacent to the High Street and on the edge of the Ashdown Forest
- Parking to the rear
- Generous size sitting room with wood block flooring and open fireplace
- Conservatory continuing from the sitting room enjoying a pleasant aspect of the garden
- Kitchen fitted with decorative units
- Modern re-fitted shower room
- Double aspect bedroom
- Beautifully arranged rear garden with large seating terrace, level lawn flanked by well stocked flower and shrub beds



# The Vintry, Nutley



Ground Floor  
Approximate Floor Area  
472.53 sq ft  
(43.90 sq m)

Approximate Gross Internal Area = 43.90 sq m / 472.53 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](mailto:uf@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/uckfield](http://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.