

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## Ashengate Way, Five Ash Down, TN22 3EX

- ▼ Large, Bright Lounge with Garden Access
- ▼ Potential For Extension (STPP)
- ▼ Double Bedrooms Both with En-Suites
- ▼ Sunny Garden with Lawn & Patio
- ▼ Driveway For Two Cars & Garage
- ▼ Great Location Near Countryside & Town Links



### EPC RATING

Current:  
76 | C

Potential:  
90 | B

**£365,000**



## Ashengate Way, Five Ash Down, TN22 3EX

This beautifully maintained two-bedroom home, offers a bright and welcoming interior throughout. A standout feature is the spacious lounge/diner, with French doors opening to the garden, ideal for relaxing or entertaining, easily accommodating a dining table, chairs, and large sofas. The modern kitchen includes a built-in oven, hob, space for a dishwasher, large fridge freezer and a washing machine. while a convenient downstairs WC is also located on the ground floor. Upstairs, both bedrooms are doubles, each with its own attractive en-suite bathroom—one with a bath, the other with a shower. The garden is a real highlight, featuring a lawn and patio perfect for outdoor entertaining or children's play. There is also a section of garden to the side which has ample space for extension (STPP). The current owner has created an additional parking space, so the property now benefits from two parking spaces in total. It also comes with a single garage situated to the side.

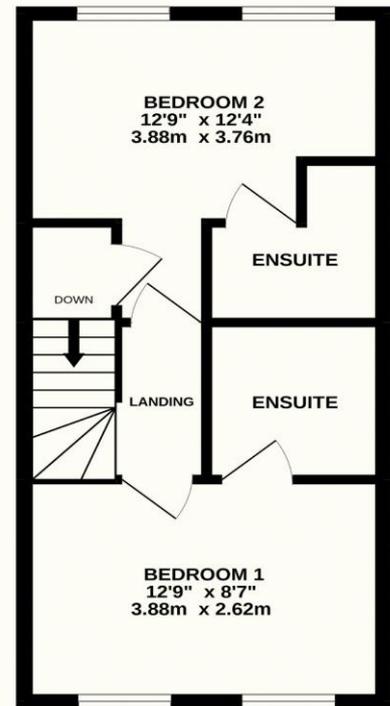
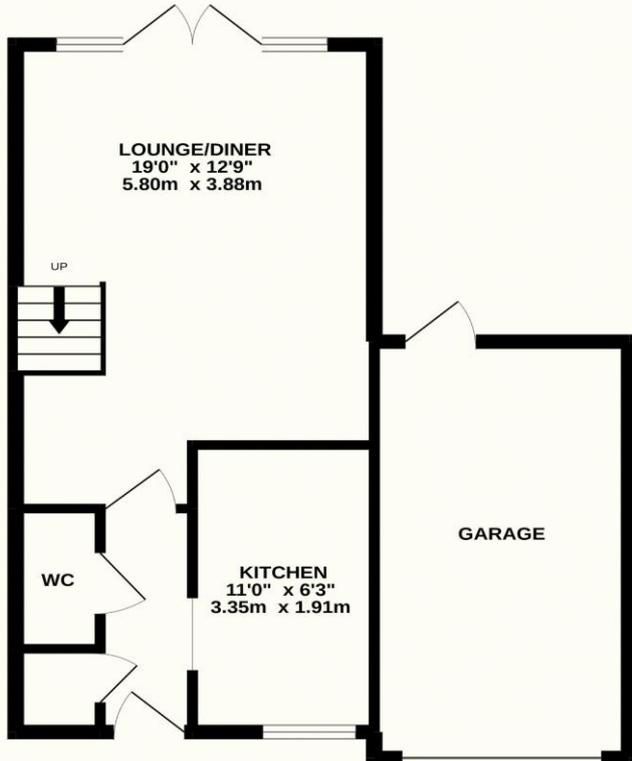
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The Property  
Ombudsman

The Property  
Ombudsman  
LETTINGS





TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: £409.23 per year

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info@peteroliverhomes.co.uk

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