

Linum Lane, Uckfield, TN22 3FH



£230,000

Peter Oliver
01825 703000



▼ One Bedroom Ground Floor Flat

▼ Village Location

▼ Viewing Highly Recommended

▼ Age Restricted Retirement
Property

▼ Allocated Parking

▼ No Onward Chain

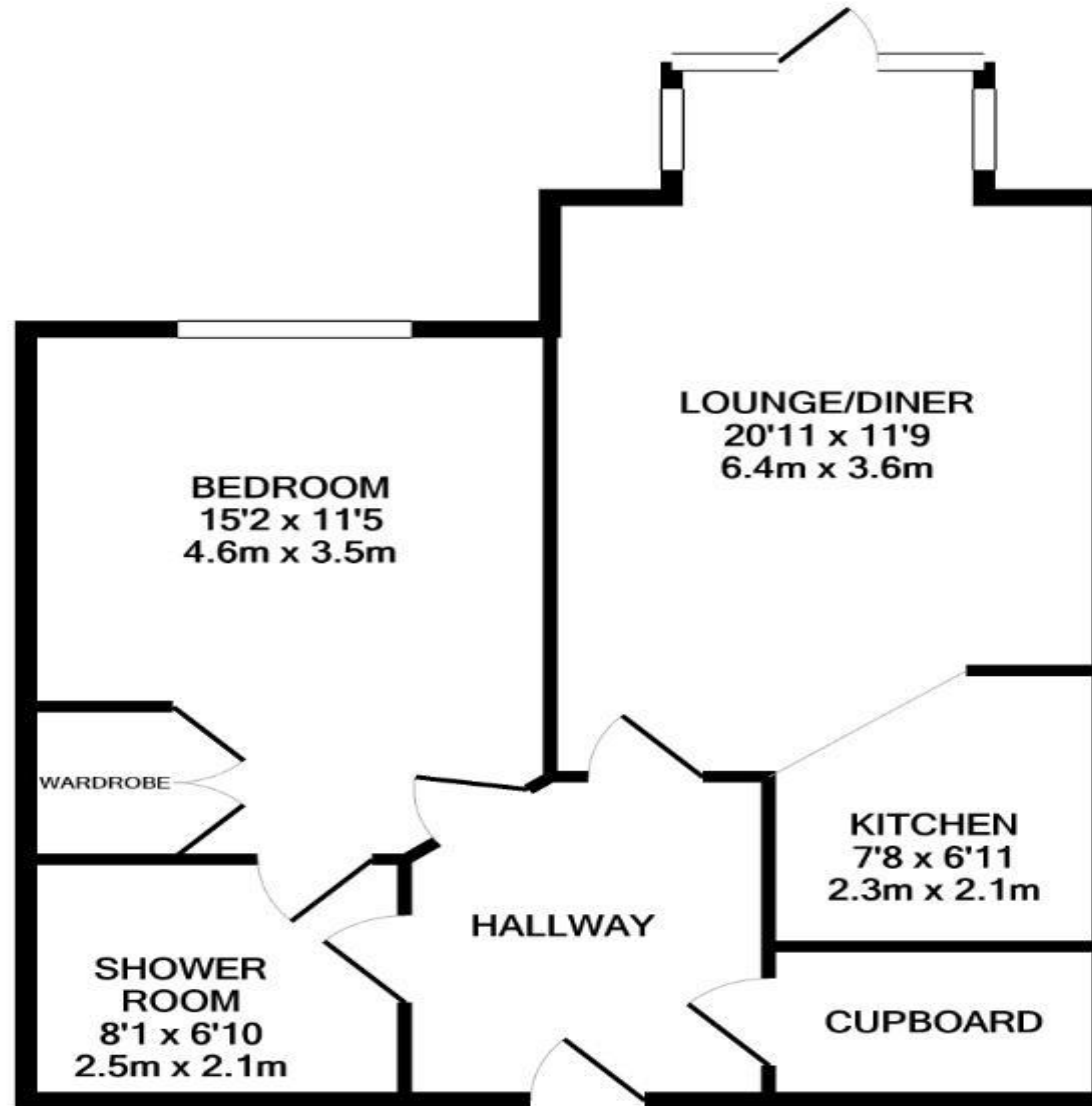
DESCRIPTION

This beautifully presented ground floor retirement flat is located in a large modern building on the sought-after Five Ash Down development. The houses on the estate are older than the retirement block which was only built in 2014 and would still be considered new. As a result, the finish is excellent, and the overall space is good for a property of this type plus being a ground floor apartment undoubtedly adds a certain desirability. The double bedroom is spacious and bright like the living area and the property benefits from a huge storage cupboard which is very handy indeed. The surrounding grounds are stunning and very well kept as well as having allocated parking. This location provides easy access to the A22/A26 road routes heading North to Tunbridge Wells or South to the coast. Finally, the property is a moment's walk from the local bus stops with services in both directions to the locations previously mentioned.



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ACCOMMODATION/FLOORPLAN



TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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HM Government	
Energy Performance Certificate	
Flat 4 Hurstwood Court, Linum Lane, Five Ash Down, UCKFIELD, TN22 3FH	
Dwelling type: Ground-floor flat	
Date of assessment: 30 July 2014	
Date of certificate: 31 July 2014	
Reference number: 7308-1056-7383-2564-2924	
Type of assessment: SAP, new dwelling	
Total floor area: 56 m ²	
Use this document to:	
• Compare current ratings of properties to see which properties are more energy efficient	
Estimated energy costs of dwelling for 3 years: £ 1,359	
Estimated energy costs of this home	
Current costs	
Potential future savings	
Not applicable	
Totals	
£ 1,359	
£ 1,359	
£ 651 over 3 years	
£ 588 over 3 years	
£ 120 over 3 years	
Lighting	
Heating	
Hot Water	
£ 651 over 3 years	
£ 1,359	
Energy Efficiency Rating	
The graph shows the current energy efficiency of your home.	
The higher the rating the lower your fuel bills are likely to be.	
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).	
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.	
Not energy efficient - higher running costs	
Very energy efficient - lower running costs	
Current Potential	
79 79	