



Linum Lane, Five Ash Down, TN22 3FH

- ▼ Ground Floor Apartment
- ▼ Assisted Living For Over 65's
- ▼ 2 Bedrooms, En-Suite, W/C
- ▼ Open-Plan Living Space
- ▼ Allocated Parking + Visitors
- ▼ Communal Gardens



**EPC RATING**

Current:  
78 | C

Potential:  
84 | B

**£249,000**



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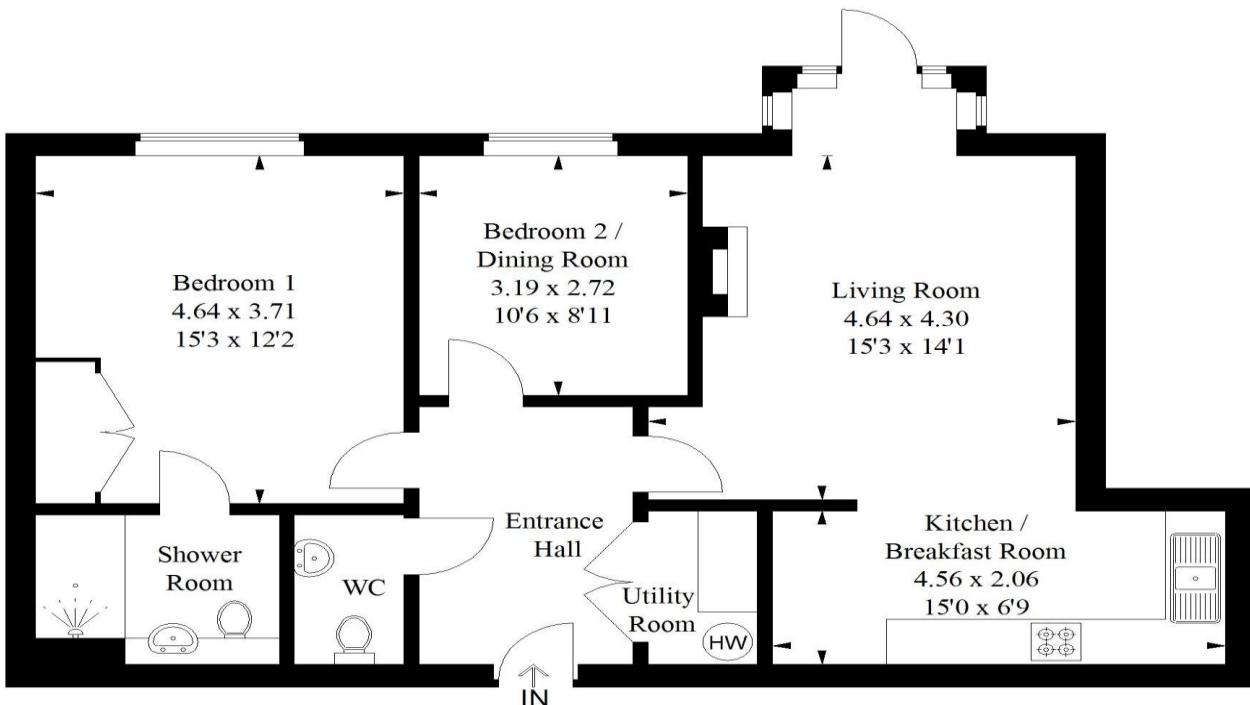
This is a wonderful opportunity to become the owner of a spacious two-bedroom ground floor assisted living apartment designed for those aged 65 and over. The property is part of a purpose-built complex located on the outskirts of the charming village of Five Ash Down, which offers a traditional inn and a local post office store. The town of Uckfield is just a couple of miles away, providing a wide selection of shops, restaurants, and a cinema. Buxted Station is also nearby, offering direct services to London Bridge and East Croydon. The apartment features two generously sized bedrooms and a stylish wet room with an easy-access shower and non-slip flooring, conveniently located off the main bedroom. A separate cloakroom and utility room are accessed from the hallway. The spacious living room boasts a stone fireplace with an electric fire and has direct access to the communal gardens. The thoughtfully designed kitchen includes a wide range of storage cupboards, granite worktops, an electric hob with extractor hood, electric oven, and integrated appliances including a fridge, freezer, and dishwasher. Residents have access to beautifully maintained communal gardens and the adjacent care home facilities if needed. A variety of tailored care packages are available, including meal services and residents benefit from allocated parking along with further spaces for visitors.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
[Info@peteroliverhomes.co.uk](mailto:Info@peteroliverhomes.co.uk)

  
Peter Oliver







## 7 Hurstwood Court, Linum Lane, Five Ash Down TN22 3FH

Approximate Gross Internal Area  
94.5 sq m / 1017 sq ft

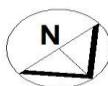
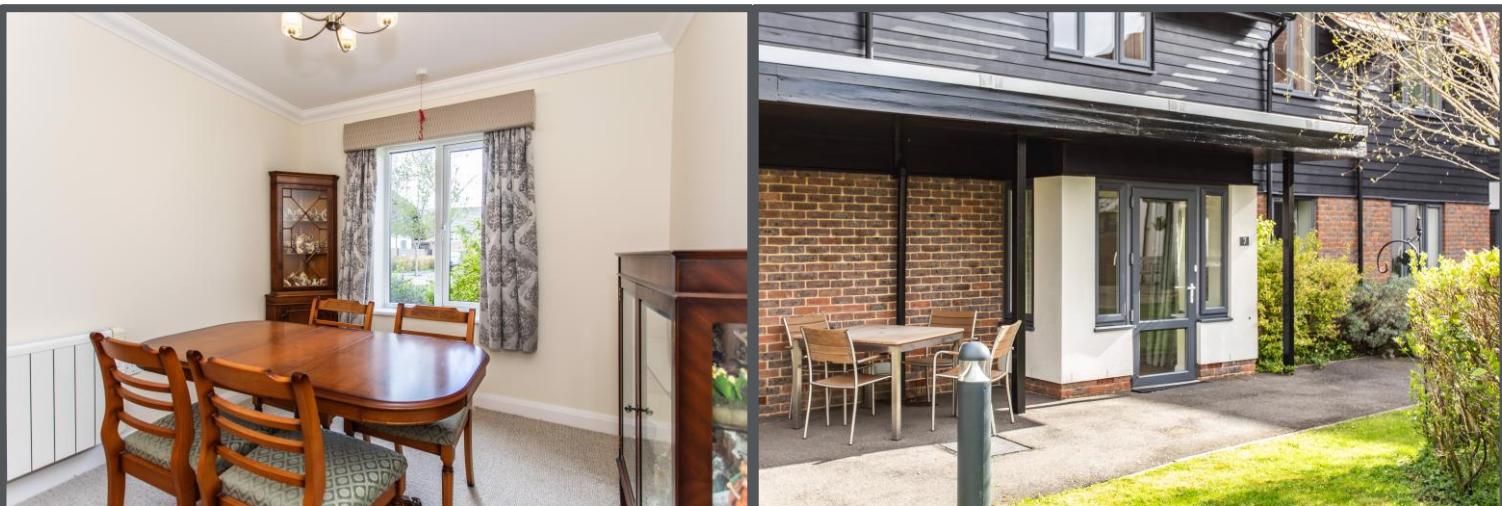


Illustration for identification purposes only, measurements are approximate,  
not to scale. [floorplansUsketch.com](http://floorplansUsketch.com) © (ID 1191276)



TENURE: LEASEHOLD

ANNUAL SERVICE CHARGE: £2,280

GROUND RENT: £464.72

COUNCIL TAX BAND: D

LEASE LENGTH: 113 years remaining

**Details provided by owners and would need to be verified before purchase**

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