

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



Forest View, Nutley, TN22 3LF

- ▼ Quiet Cul-De-Sac in Nutley
- ▼ Recently Refurbished Throughout
- ▼ Bright Lounge With Fireplace
- ▼ Ground-Floor Double Bedroom
- ▼ Modern Family Bathroom
- ▼ Drive, Garage, Landscaped Garden



## EPC RATING

Current:

57 | D

Potential:

76 | C

OIEO £575,000





## Forest View, Uckfield, TN22 3LF

Located in a private cul-de-sac off Nether Lane, this beautifully refurbished four-bedroom home offers modern comfort in the sought-after village of Nutley. Within walking distance of the play park and recreation field. The property features new carpets and flooring throughout. Enter via the exposed stone porch into a spacious hallway with a handy under-stair's cupboard. A stylish cloakroom with WC and basin completes the ground floor. The bright lounge and dining area, flooded with natural light, leads to a newly laid patio—perfect for outdoor entertaining. The lounge has a brick fireplace with a solid ewe mantle and an open fire. A versatile double bedroom on the ground floor is ideal as a guest room or office. The rear-facing kitchen has shaker-style cabinets, wooden worktops, and access to the garden and utility area, offering scope for expansion. The staircase, with a Velux window and large viewing pane, is a feature with plenty of natural sunlight. Decorated in Farrow and Ball, it creates a 'wow' factor. Upstairs, the landing leads to two double bedrooms and a single. The main bedroom offers double aspect windows with views of Ashdown Forest. The family bathroom has a modern suite with a drencher shower and metro tiling. Externally, there's a driveway for three cars, a garage, and a landscaped garden with lawn, shrubs, and roses, perfect for summer. Nutley offers a pre-school, primary school, pub, coffee shop, and excellent restaurants. Recent amenities include M&S, Home Bargains, and Costa nearby. Uckfield, just 10 minutes away, has shops, cafés, supermarkets, and a train station. Forest Row is close, with local eateries and a doctor's surgery.

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The Property  
Ombudsman

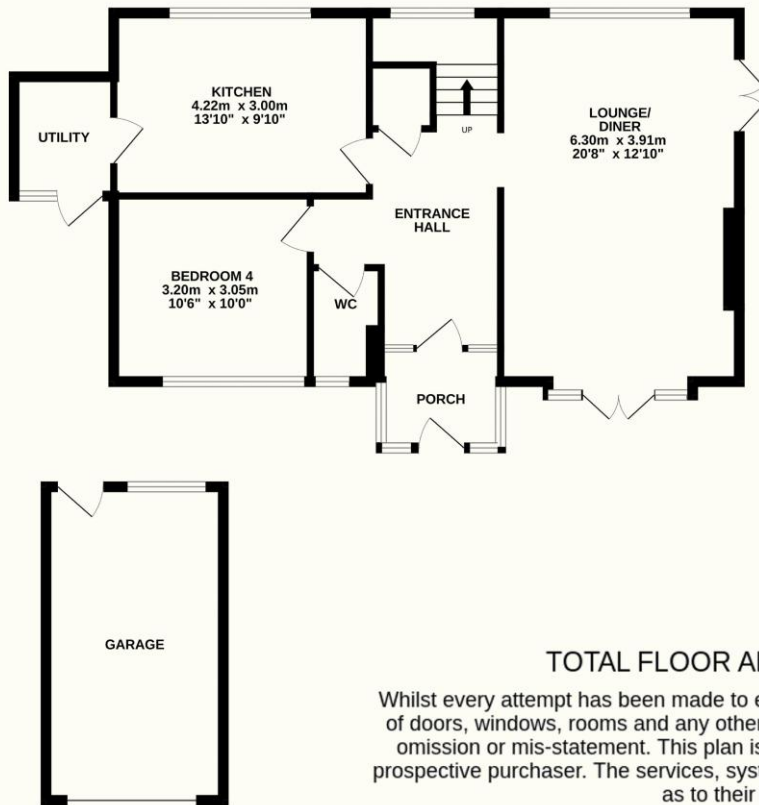
The Property  
Ombudsman  
LETTINGS



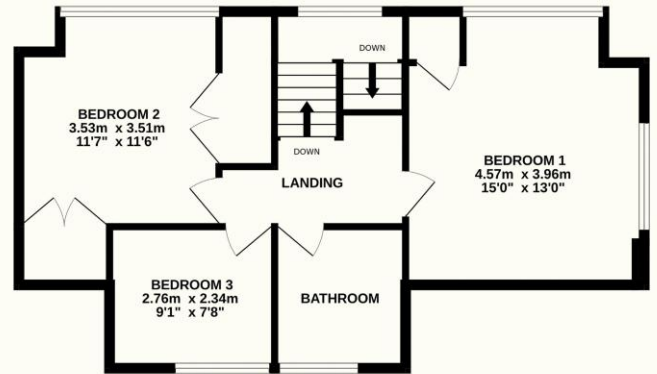




## GROUND FLOOR 70.5 sq.m. (759 sq.ft.) approx.



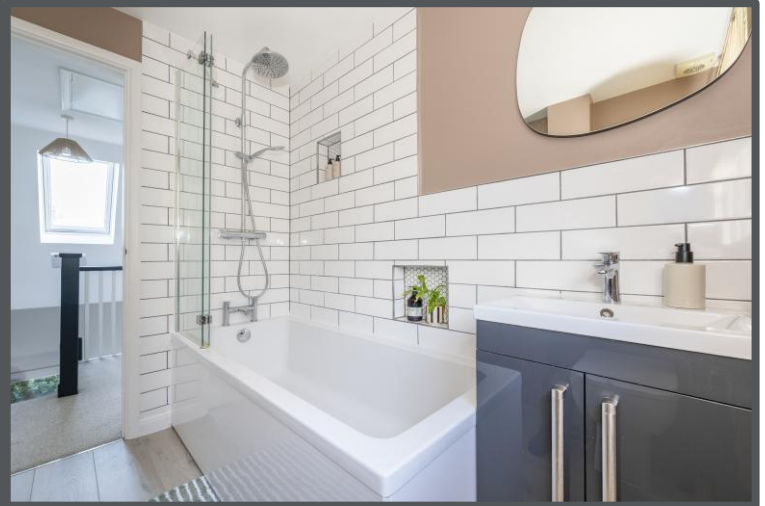
## 1ST FLOOR 53.7 sq.m. (578 sq.ft.) approx.



TOTAL FLOOR AREA : 139.8 sq.m. (1504 sq.ft.) 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: F

MAINTENANCE/SERVICE CHARGE: N/A

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