Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver
SALES & LETTINGS



Church Road, Buxted, TN22 4LT

- Impressive 1 Bedroom Home
- Beautifully Finished Throughout
- Generous Lounge/Diner, Kitchen
- Dressing Room, Shower Room
- Parking, Garden, Outbuilding
- NO ONWARD CHAIN



EPC RATING

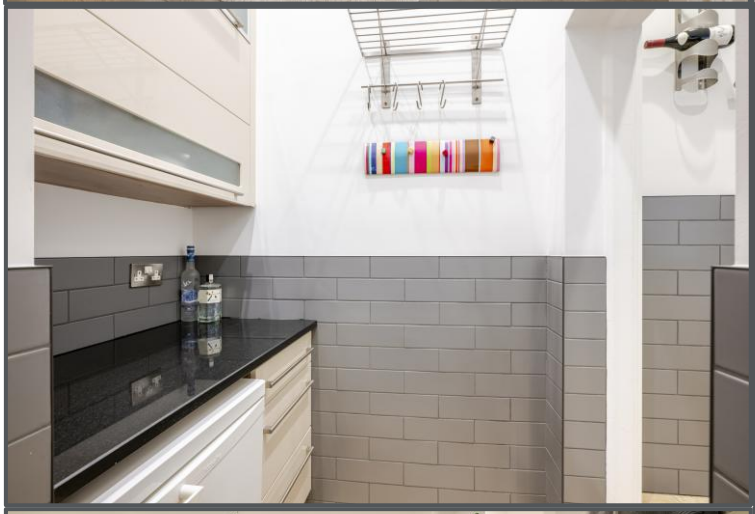
Current:	Potential:
68 | D	89 | B

£288,500

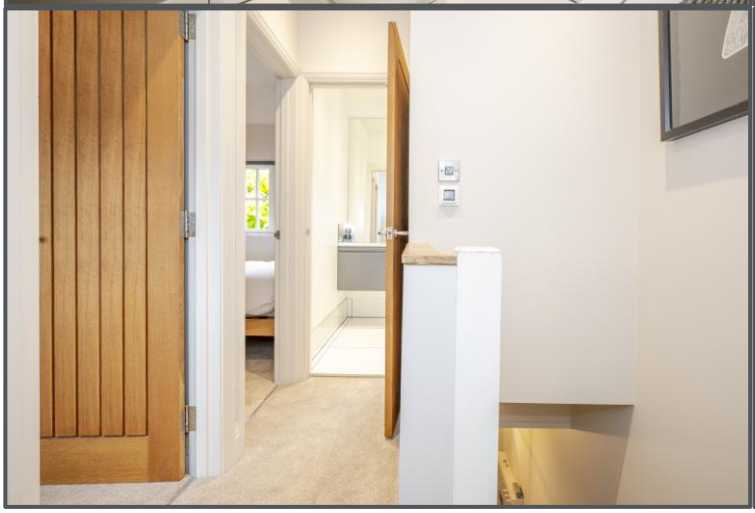


This converted one double bedroom property is completely unique, forming part of an old Convent offered to the market with NO ONWARD CHAIN. The bespoke design, quality of finish and attention to detail is quite staggering. As you step through the bespoke made solid oak front door, the lounge/diner gives a good indication of what is to come with its high ceilings, porcelain floor tiles and feature hand-made front window. Like all windows on the property they have been sourced for their sympathetic nod to the original style, handmade in Holland, and are wooden on the inside, aluminium on the outside meaning they require minimum maintenance and are highly efficient in keeping heat in the property. The kitchen has been designed around maximum use of space and storage with black granite worktops, cantilever gloss units and space-saving cupboards, Bosch integrated appliances including oven and dishwasher. Almost the entirety of the property benefits from underfloor heating, controlled by wall mounted touch pads. In the upstairs bathroom are large porcelain floor tiles, a large sink with under-storage and an electric toilet which works on a single unit meaning no visible pipework. The shower is a Mira Platinum unit with wireless control for temperature and pressure settings. The upstairs has been newly carpeted and the whole property has been re-decorated making this very much a turnkey ready purchase. The double bedroom benefits from an electric operated blind, and the adjoining dressing room has a range of beautifully fitted bespoke Sharps storage. The property benefits from a beautiful, enclosed garden with unique features of the property on show creating a wonderful space to entertain family and friends during the warmer months. To the front are two allocated parking spaces and a large shed which provides additional storage space ideal for additional appliances thanks to being connected with power and lighting. The location is tucked away down a quiet no-through road just a short walk from beautiful countryside and a stones throw from Buxted village with its range of amenities and mainline train station. This is a totally unique home and has been sympathetically modernised with a range of stunning extras offering convenience and luxury to the new owners.



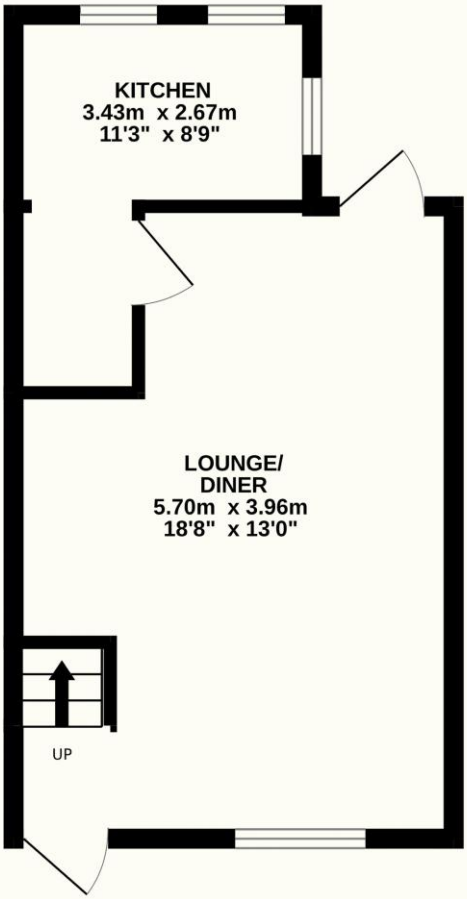







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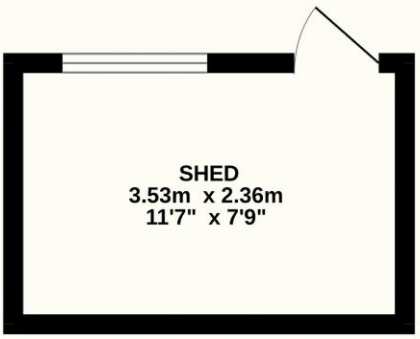
GROUND FLOOR
27.2 sq.m. (293 sq.ft.) approx.



1ST FLOOR
18.9 sq.m. (203 sq.ft.) approx.



OUTBUILDING
8.3 sq.m. (89 sq.ft.) approx.



TOTAL FLOOR AREA : 54.4 sq.m. (585 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: B

MAINTENANCE/SERVICE CHARGE: N/A

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.