Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver
SALES & LETTINGS



Linum Lane, Five Ash Down, TN22 3FH

- Ground Floor Apartment
- Retirement Flat For Over 65's
- 2 Bedrooms, En-Suite Shower
- Open-Plan Kitchen/Lounge/DIner
- Private Door To Rear
- NO ONWARD CHAIN



EPC RATING

Current: Potential:

EPC Awaited

£230,000



This is a wonderful opportunity to become the owner of this spacious two-bedroom ground floor assisted living apartment designed for those aged 65 and over further benefitting from having NO ONWARD CHAIN. 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 pub, local post office store, and nearby public transport links. 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 en-suite shower 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 generous hallway. The spacious living room boasts a feature fireplace with an electric fire and has direct access to the communal gardens to rear via a private external door. 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.













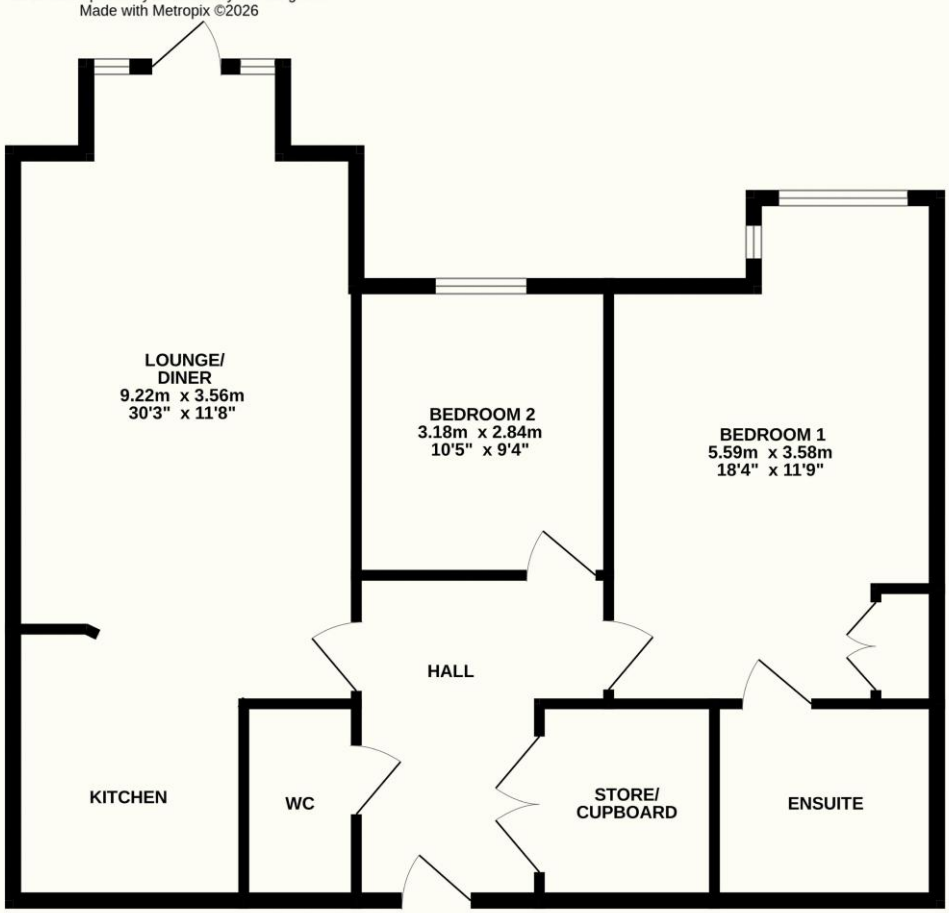




TOTAL FLOOR AREA : 79.0 sq.m. (851 sq.ft.) approx.

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: LEASEHOLD COUNCIL TAX BAND: D
GROUND RENT: £400
MAINTENANCE/SERVICE CHARGE: £190 Per Month
LEASE YEARS REMAINING: 112 Years Remaining

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.