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Peter Oliver



## Maypole Cottages, High Hurstwood, TN22 4AJ

- ▼ One Bedroom Maisonette
- ▼ Ground Floor
- ▼ Feature Rear Garden
- ▼ Conservatory & Shepherd Hut
- ▼ Village/Rural Location
- ▼ Low Outgoings



### EPC RATING

Current:  
71 | c

Potential:  
77 | c

**Offers in Excess of  
£230,000**





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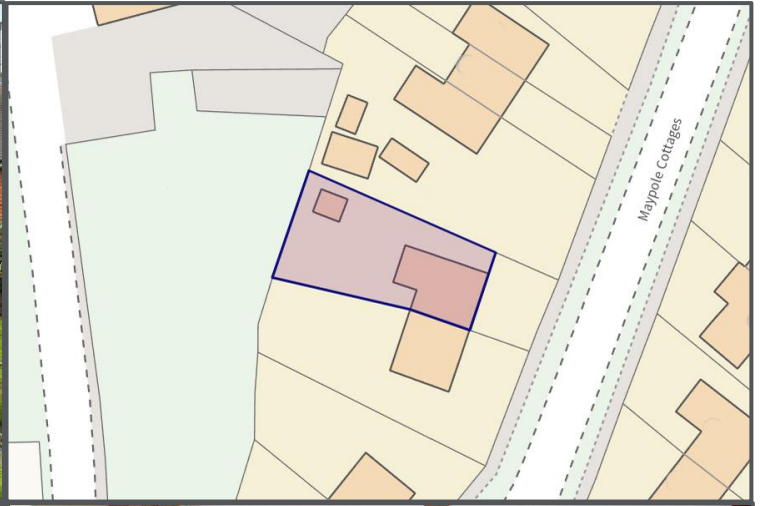
Wow, what a great garden! This one bedroom maisonette (private front door and private west facing garden) offers bright and spacious accommodation, and is situated in a superb rural cul-de-sac. The village of High Hurstwood is very well regarded with Buxted mainline station to East Croydon and London Bridge just two miles in distance, and the market town of Heathfield, Uckfield and Crowborough almost equidistance (6 miles approx). Tucked away it is excellent walking country being a designated area of outstanding natural beauty. The property benefits from a lounge, kitchen & bathroom as you may expect but, in addition, there is also a lovely conservatory which leads to the garden. The garden is a superb feature, a great size and is really private and secluded. To the rear corner there is an unusual but wonderful feature, your very own Shepherd Hut! This could be used as anything you like, from an office to gym or extra bedroom, even (subject to gaining any necessary consent) a potential Air B&B/holiday let. Overall, this is an appealing home in a delightful location, with good sized rooms, private outdoor space and a bright, homely feel. Viewing is definitely recommended.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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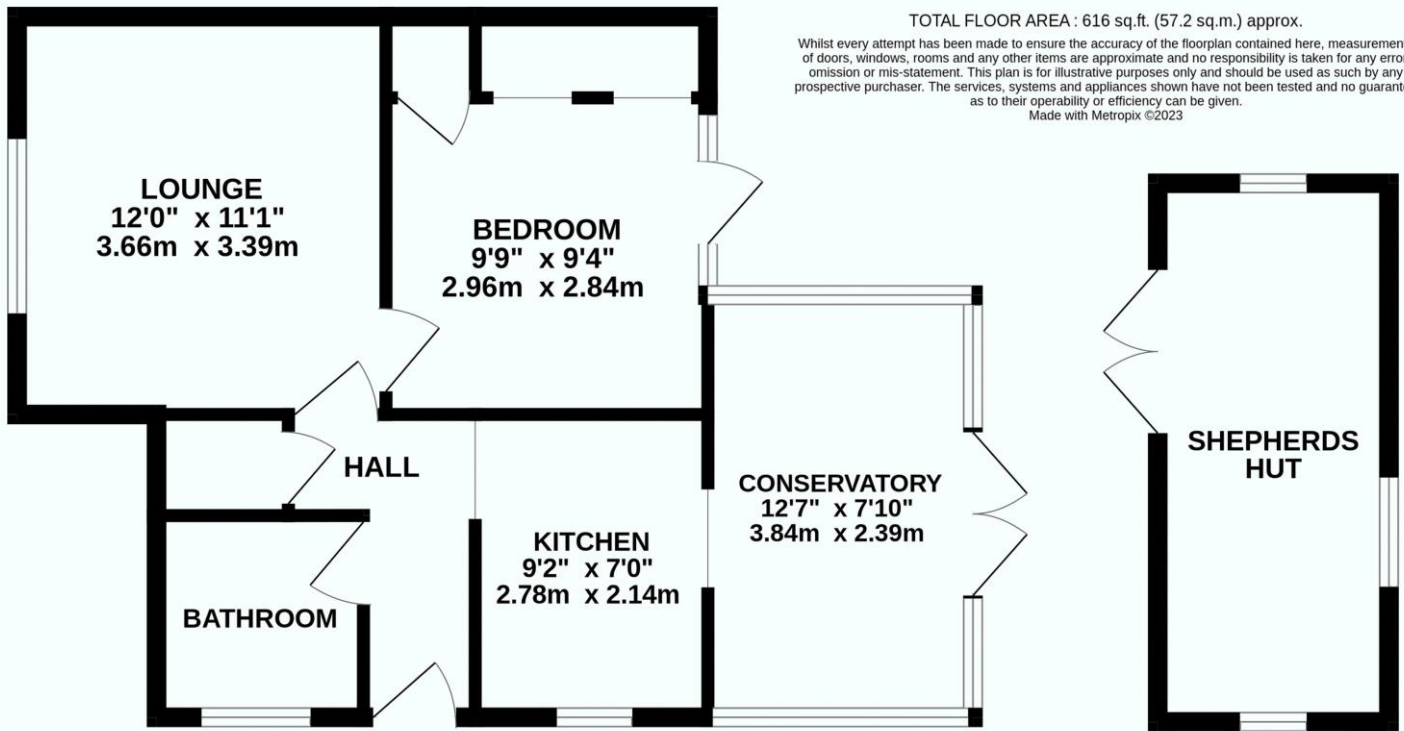




TOTAL FLOOR AREA : 616 sq.ft. (57.2 sq.m.) approx.

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

ANNUAL SERVICE CHARGE: £84.62

GROUND RENT: £10

COUNCIL TAX BAND: B

LEASE LENGTH: 100 years

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

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