



50, Ashengate Way, Five Ash Down, East Sussex, TN22 3EX

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Five Ash Down
East Sussex
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£340,000 Freehold Offers In Excess Of

We are delighted to bring to market this spacious, modern, family home, situated in an excellent position at the bottom of this modern development. The accommodation is laid out over three floors and comprises a large master bedroom with ensuite bathroom, double shower and dressing area on the top floor, and three bedrooms and a family bathroom on the first floor. There is an entrance hall, cloakroom/wc, sitting/dining room and kitchen on the ground floor. Outside there are gardens to front and rear, and a garage with off road parking. Features include a fully integrated kitchen with double oven, five ring hob, fridge, freezer, dishwasher and washing machine, a lovely master bedroom and large main reception room with French doors affording access to the rear garden. Additional features include sealed unit double glazing and gas central heating. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED. 01825 762132

Location: The property is located in an excellent position at the edge of this modern development, overlooking an open green, on the outer fringes of Five Ash Down with its amenity shop and public house. A path from the house leads to Five Ash Down and a bus stop with frequent services to Lewes, Brighton and Tunbridge Wells. The larger town of Uckfield is a short drive away with more comprehensive shopping facilities including two supermarkets, schooling for all ages, restaurants, public houses and mainline railway station to London Bridge.

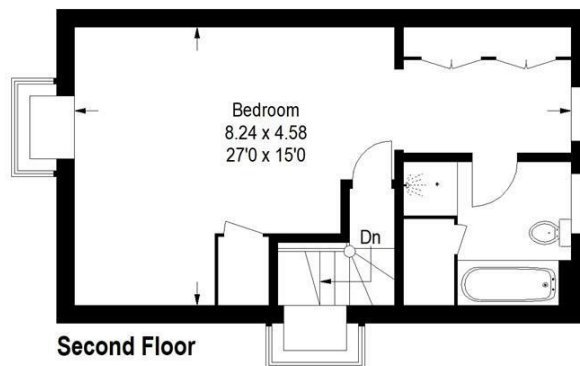
Directions: From our offices in Uckfield high street proceed in a northerly direction, through Ringles Cross until reaching the Budletts roundabout. Proceed north on the A26 and you will see the entrance to the Ashdown Place development on the right hand side. On entering Ashengate Way follow the road round to the right and to the bottom of the road and the property will be found on the right hand side.



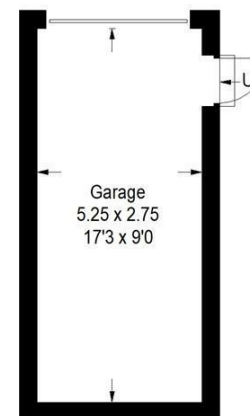




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Approximate Gross Internal Area
117 sq m / 1259 sq ft
Garage = 17.4 sq m / 187 sq ft
Total = 134.4 sq m / 1446 sq ft



(Not Shown In Actual
Location / Orientation)

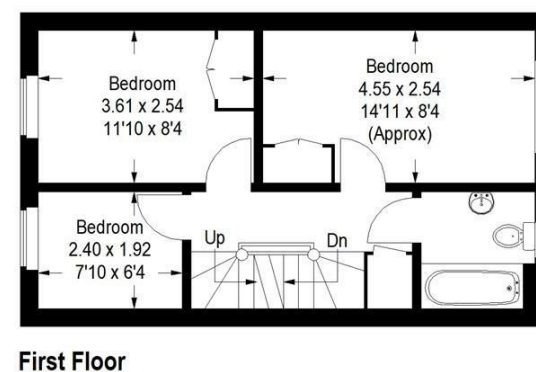
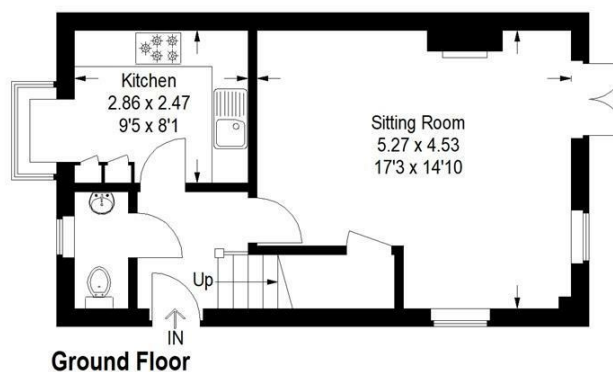


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2019



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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.