



Nutley, East Sussex, TN22 3



Mark Revall & Co

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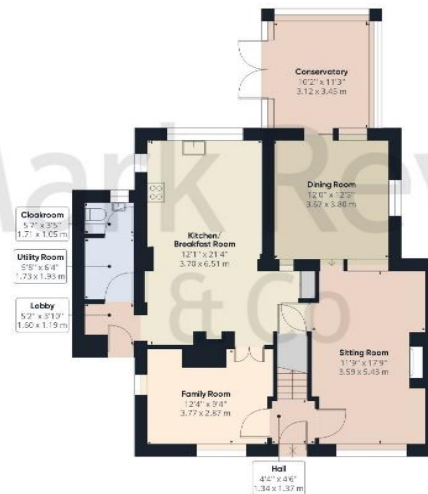
Guide Price £750,000 - Freehold

An older style 4 bedroom semi detached house positioned in a wonderful rural location with far reaching elevated views over the high Sussex weald. The property has been largely extended over the years and ground floor accommodation now comprises a sitting room with open fireplace, dining room, large kitchen/breakfast room, utility room, conservatory and study. On the first floor there are four bedrooms, with the master benefitting from an en-suite shower room, together with a family bathroom. The grounds are a particular feature of the property extending to approximately 2/3 acre, with formal lawn, paddock and vegetable gardens, together with several loose boxes, home office and detached double garage, with driveway to the front.

Situated in a rural location between the villages of Nutley and Chelwood Gate, with Ashdown Forest on the doorstep providing a natural 6,400 acre venue for horse riding and dog walking with water sports available at nearby Weirwood Reservoir. The larger villages of Forest Row and Lindfield are a short drive away providing everyday shops and services together with restaurants and leisure facilities. Mainline train stations are situated at Haywards Heath and East Grinstead providing regular commuter services, together with supermarkets and shops. The area is well served by primary and secondary schooling, all within easy reach.







Ground Floor Building 1

Approximate total area⁽¹⁾

1649.71 ft²

153.26 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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