



## 2 Park View

Station Road, Isfield, East Sussex, TN22 5XH

SAMUEL & SON  
CHARTERED SURVEYORS

# 2 PARK VIEW

STATION ROAD ISFIELD  
EAST SUSSEX TN22 5XE

**Entrance Hall | Cloakroom | Kitchen**

**Open plan living/dining room**

**Master ensuite bedroom**

**Two further double bedrooms | Family bathroom**

**Two allocated parking spaces**

**Garden incorporating patio**

A mid-terrace home forming part of a fabulous development of three new homes built to exceptional standards enjoying a prominent location in this highly-desirable village.

Surrounded by countryside with superb rural views conveniently located between the historic county town of Lewes and Uckfield.

Boasting a high specification with selected integrated appliances, private gardens and off-street allocated parking together with sustainable heating systems.

Offering modern and flexible living space, perfectly suited to everyone from young couples, to growing families and downsizers.

In close proximity to excellent educational facilities, family attractions, plentiful local shopping opportunities, acres of open countryside, recreational parks and sports facilities.

Within commuting distance of London, residents will benefit from excellent transport links within the close surrounding area, frequent local rail services and good connections to the local and national road network.

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## LOCATION

Surrounded by scenic Sussex countryside this highly desirable village is nestled between the South Downs and the High Weald Area of Outstanding Natural Beauty conveniently located just off the A26 road between the towns of Lewes and Uckfield. The village enjoys a thriving community and amenities include Isfield Farm Shop, Butchers and Village Store, The Laughing Fish country pub, the Lavender Line steam railway attraction, a parish church dating back to the 12th century and a village hall. Immediately adjoining the rear of the cottages is large public recreation ground with sports pavilion and a separate children's playground.

Uckfield is within easy driving distance, about 4 miles north, providing a good range of shopping and public facilities including numerous bars, restaurants, a library, an independent cinema and supermarkets to include Tesco and Waitrose.

The vibrant historic county town of Lewes is approximately 5 miles to the south; a town of great history with an array of attractions including its Norman Castle. The high street has many independent restaurants and shops, a thriving farmer's market and a range of supermarkets and High Street chains. Lewes also boasts a resident brewery and an acclaimed independent cinema.

The surrounding countryside provides extensive walking, riding and cycling opportunities immediately from the doorstep. There is also good access to the south coast; the cosmopolitan city of Brighton is about 15 miles and the seaside resort of Eastbourne about 20 miles.

For commuters, mainline rail services are located at Lewes, connecting to London Victoria with journey times of approximately 68 mins, as well as providing services to Brighton and the south coast. Uckfield mainline station offers services to London Bridge with journey times of approximately 80 minutes. The nearby A26 and A22 roads provide easy road connections and link to the M25 and wider national motorway network. Gatwick airport is about 45 minutes away by car. Isfield is also served by a bus service on the Brighton to Tunbridge Wells bus route.

There is an excellent choice of schooling in the area from pre-school through to further education facilities including Little Horsted C of E Primary School, Ringmer Primary and Nursery School, Chailey School, Kings Academy at Ringmer, Uckfield College, Priory School Lewes. Private schools include Lewes Old Grammar, Bede's Senior School at Upper Dicker, Cumnor House at Danehill and Hurstpierpoint College.

## DESCRIPTION

A beautifully finished brand new three bedroom mid-terrace home with accommodation set over three floors. The ground floor comprises entrance hall, cloakroom, and spacious open plan living/dining room opening into a stylish kitchen with an excellent range of fitted units and appliances. Bi-fold doors open onto the paved rear patio. For storage there is a large built in cupboard off the entrance hall and an understairs cupboard.

On the first floor is the master en suite bedroom enjoying a superb outlook, a further large double bedroom with bay windows to the front and a family bathroom. The third bedroom is a fabulous space on the top floor with plentiful natural light flooding in from windows overlooking front and back giving outstanding uninterrupted views.

Outside to the front is off road parking with two allocated spaces. At the rear, a good sized patio with lawned garden beyond and access directly out to the recreation ground. A detailed specification follows that we urge you to read to appreciate the quality of the development.

## FEATURES

### Kitchen:

- Fitted with a good range of soft close contemporary style units complemented by;
- Beautiful Mistral stone composite work surfaces and upstands;
- Inset sink with drainer and swan neck mixer tap.
- Electric cooking facilities are provided using Bosch integrated appliances and comprise a twin oven/combi microwave, ceramic hob with extractor hood over.
- Further appliances include an integrated dishwasher, washing machine and fridge/freezer.

### Bathroom, Ensuite & Cloakroom:

- Modern white bathroom and cloakroom suites complemented by quality Vado chrome taps and shower fittings.
- Fitted furniture is provided in bathroom and ensuite to provide storage.
- Ensuite has a large low profile shower tray with glass and chrome door, fitted with an overhead fixed head and detachable hand shower.
- Bathroom has a shower bath with glass screen and wall mounted shower rail with detachable shower head.



- Heated polished chrome towel rails are fitted to bathroom, ensuite and cloakroom.
- Full height tiling to walls in wet areas.
- Bathroom mirrors.
- Shaver sockets.

#### TV/Home Media:

- High Speed Broadband installed.
- Pre-wired for CAT5 data in all rooms.
- Pre-wired for ample TV and telephone points.
- TV points provided in all rooms.

#### Lighting and Electrical:

- Brushed chrome LED down lighters are provided throughout the Kitchen/Living Room, Cloakroom, Bathroom/Ensuite. Low voltage pendant lighting elsewhere.
- Light switches and ample power sockets are provided throughout with brushed chrome finish on the ground floor and other appropriate locations in white.
- A shaver charging point is incorporated in the Bathroom and Ensuite concealed within the vanity units.
- Lighting fitted in eaves storage.
- Outside lighting to front and back.
- Outside wall mounted power sockets.

#### Doors and Windows:

- Composite anthracite front entrance door with 'Secured By Design' locking mechanism, fitted with chrome handles, letterbox and doorknocker.
- uPVC 'Bi-Fold' 'Secured by Design' doors open fully onto the rear patio area.
- Contemporary ladder style internal doors finished in matt white with contrasting brushed chrome door furniture.
- uPVC windows finished in anthracite grey with 'Secured by Design' locking mechanism on the ground floor and window locks on the upper floors.
- Velux windows fitted to the front of second floor bedroom.

#### Flooring:

- Karndean luxury vinyl flooring throughout the ground floor, first floor ensuite and family bathroom.
- High quality carpeting to staircase, first floor landing and bedrooms.

#### Finishing Touches:

- All internal walls and ceilings are decorated in white Dulux emulsion.
- Internal softwood joinery is finished in Brilliant White Satin.

#### Storage:

- Large built in full height storage cupboard with full size door off the entrance hall housing electrical fuse box and media units leaving plenty of room for general storage.
- Understairs cupboard with double doors house the hot water cylinder and provide an area of further storage.
- Second floor bedroom provides access to sizeable eaves storage area.

#### External Features:

- Rear garden incorporates a generously sized paved patio leading directly off the living area for easy outside entertaining.
- Turfed lawn.
- Timber close board boundary fencing with rear pedestrian gate out to recreation ground.
- Block paved driveway/turning area to the front of the development.
- Two allocated parking bays.
- Individual refuse and recycling station.
- Brick boundary walls incorporating planters frame the main entrance at the front.
- Wall mounted outside tap and external power socket.
- External sensor lights over front entrance door and also rear patio.

#### Security:

- Individual mains powered fire alarm system.
- High security 'Secured by Design' locking system to all external doors and ground floor windows.
- Security locks to all first and second floor windows.

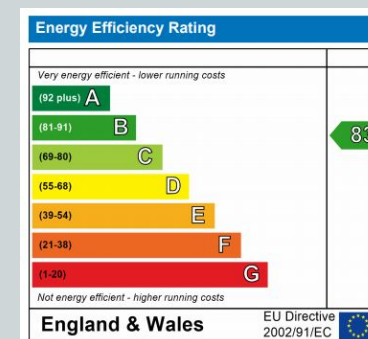
#### Central Heating and Hot Water:

- Heating and hot water are supplied via an air source heat pump.
- Plentiful hot water is provided by an unvented hot water pressurised cylinder located within the understairs cupboard.
- Central heating is provided throughout via radiators with thermostatic room controls.

#### GENERAL PROPERTY INFORMATION

**Warranty:** Complete 10 year NHBC Buildmark Warranty for peace of mind.

**Energy Performance:** SAP Rating (Predicted EPC Rating): B



**Outgoings:** Council Tax bandings to be confirmed.

#### Local Authority:

Wealden District Council. [www.wealden.gov.uk](http://www.wealden.gov.uk)

**Services:** Mains water and electricity. Mains drainage.

**Availability:** The homes are due to be completed and ready for occupation in February 2021.

**Stamp Duty:** The Government have granted a Stamp Duty holiday to homebuyers in England which means any property purchase (below £500,000) will be exempt from Stamp Duty until 31st March 2021.

**Agents Note:** Photography is part CGI and for guidance and illustration purposes only. The specification and features referred to in this brochure may be subject to change as the development progresses.

#### IMPORTANT NOTICE:

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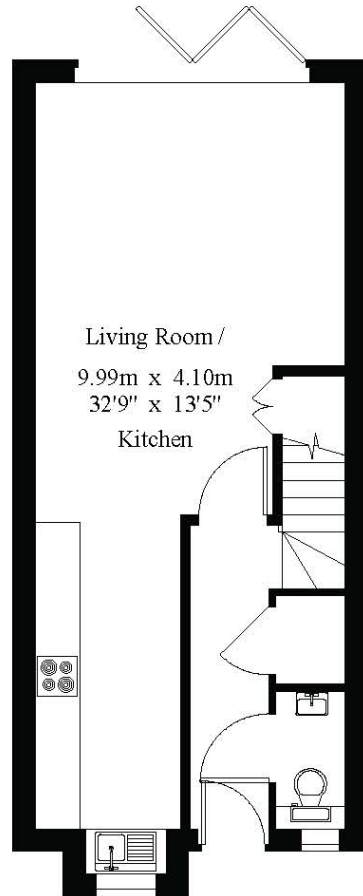


For guidance and illustrative purposes only. CGI of rear of No. 1 Park View.

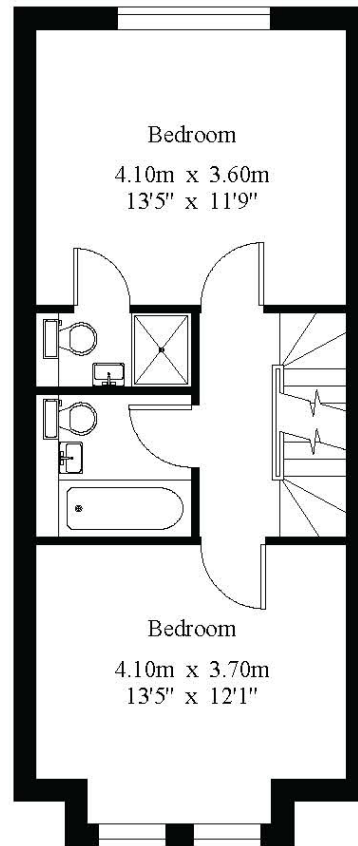


# 2 Park View Cottages

Gross Internal Area : 112.6 sq.m (1212 sq.ft.)

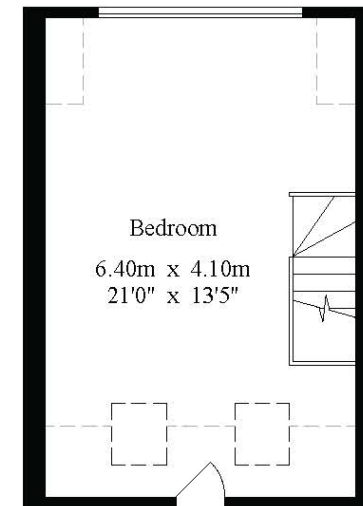


Ground Floor



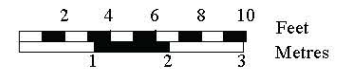
First Floor

----- Restricted Height



Eaves Access

Second Floor



For Identification Purposes Only.

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