



1, Oakside

Three Cups, Heathfield, East Sussex, TN21

SAMUEL & SON
CHARTERED SURVEYORS

1 OAKSIDE

THREE CUPS, HEATHFIELD, EAST SUSSEX, TN21 9LU

A semi-detached beautifully presented three bedroom home in about one third of an acre of gardens with a large outbuilding.

Accommodation:

Entrance Hall • Sitting Room • Kitchen • Living/Dining Room • Cloakroom
3 Bedrooms • Family Bathroom • Large Garden • Outbuilding • Off-Road Parking
NO CHAIN

Guide: £525,000

Accommodation

An attractive house built in the early half of the 19th century with plenty of character and good sized accommodation arranged over two floors, designed and presented to an excellent standard. It provides bright and practical Living and entertaining space with, on the ground floor a lovely open-plan living/dining room and fitted kitchen, an elegant sitting room with a period fireplace and a sizable entrance hall. The kitchen area comprises a range of fitted wall and floor units with ample worktop space, a stainless steel sink unit, double oven and electric range with extractor hood over. Plumbing for a washing machine & dishwasher. Double sliding doors open out onto the garden.

On the first floor there are three bedrooms and a bathroom; two of the bedrooms are doubles with built-in cupboards, the third room is a good single. The bathroom has a panelled bath separate shower cubicle, wash hand basin and WC.

Outside and to the front of the house, there is parking space for a number of cars on a gravelled driveway, partly enclosed by wrought-iron fencing and brick pillars. The rear garden is a lovely feature of the property – in total amounting to about one third of an acre. A paved area across the back of the house with a well provides a lovely seating and entertaining area with some shade being provided by a mature Magnolia tree; this in turn leads onto lawn and

the rest of the garden. There is a large workshop/storage shed of about 400 sq ft which has the potential to provide a studio or workspace. The garden is essentially 'L'-shaped with an extensive area of lawn in the bottom part with at the end, a small area planted with mature trees & there is a further garden shed.

Situation

The property is in a lovely semi-rural position, within the High Weald Area of Outstanding Natural Beauty, in the small hamlet of Three Cups and just under a mile from the villages of Rushlake Green which offers facilities for everyday needs including a village store & popular pub. Close by are also Punnetts Town & Dallington which both have Primary schools and a village hall – Punnetts Town has a doctor's surgery & recreation field. The nearby town of Heathfield is about 4 miles away offering a wider variety of recreational, shopping and other services and amenities with high street shops, including Waitrose, Sainsburys & Coop supermarkets, pre-school, primary schools and secondary school. Tunbridge Wells with its excellent shopping, leisure and grammar schools is approximately 16 miles to the north with the larger coastal towns of both Hastings and Eastbourne being within approximately a 30-40 minute drive.

Mainline train services are available from Etchingham, Stonegate and Wadhurst, all within





10 miles and with a regular service to London. There is an excellent choice of schools in the area, in both the state and private sectors, including Mayfield CE Primary, Mayfield School (girls), Skippers Hill Manor (Five Ashes), Marlborough House Vinehall (Robertsbridge), Bede's (Upper Dicker), St Andrews Prep (Eastbourne), Eastbourne College and Heathfield Community College.

Energy Performance

EPC rating 'F'

Tenure

Freehold

Plans & Photographs

Plans are for guidance and identification purposes only and not to scale. Photographs were taken in July 2026.

GENERAL INFORMATION

Services

Mains electricity, water and drainage. Oil fired central heating and hot water.

Outgoings

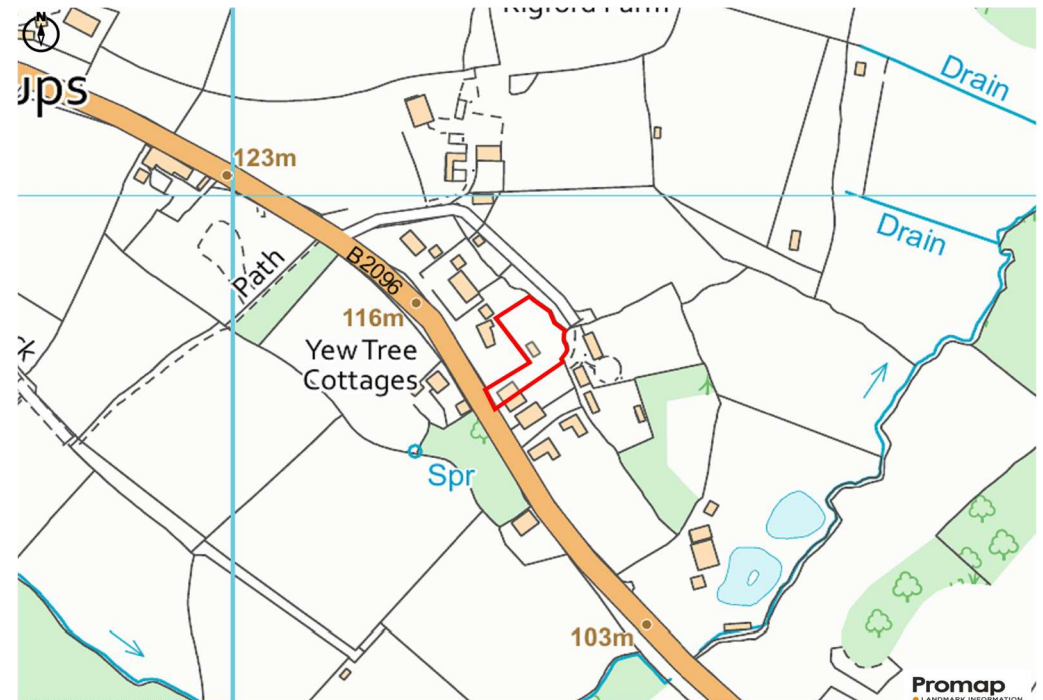
Council Tax Band 'E'

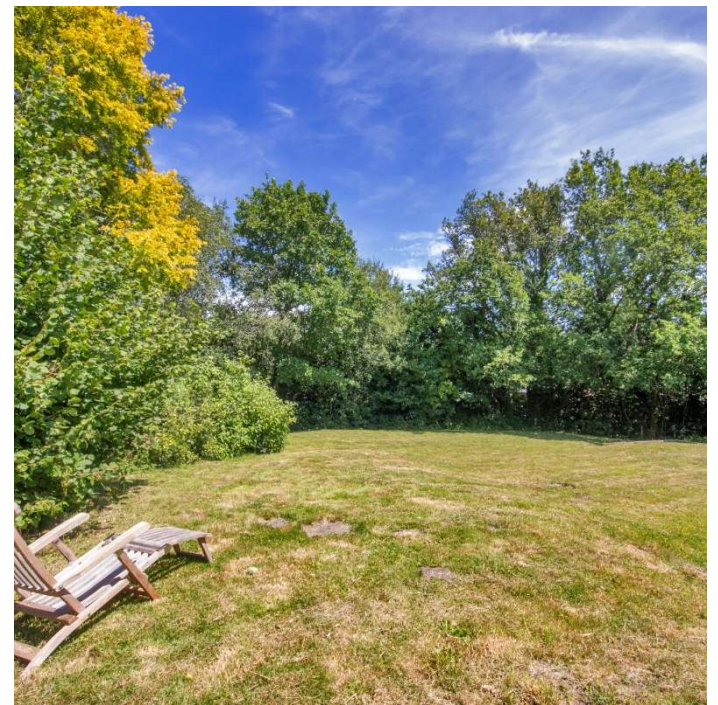
Local Authority

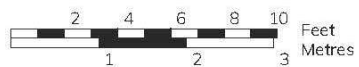
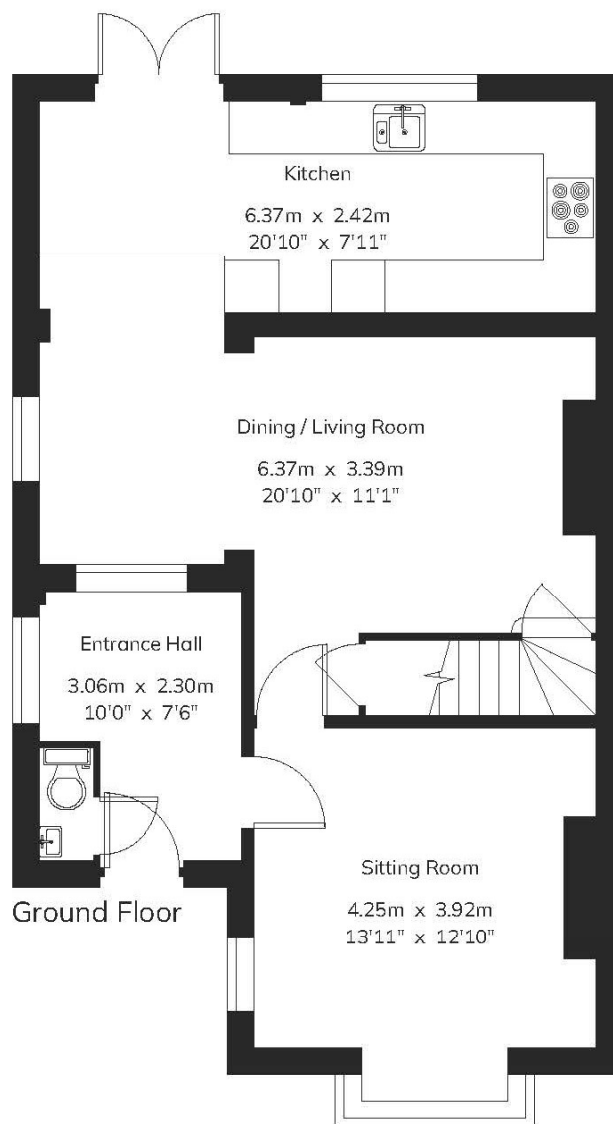
Wealden District Council www.wealden.gov.uk

Viewing

Strictly by appointment with the Vendor's Sole Agent, Samuel & Son, Horam. Tel: 01435 810077.

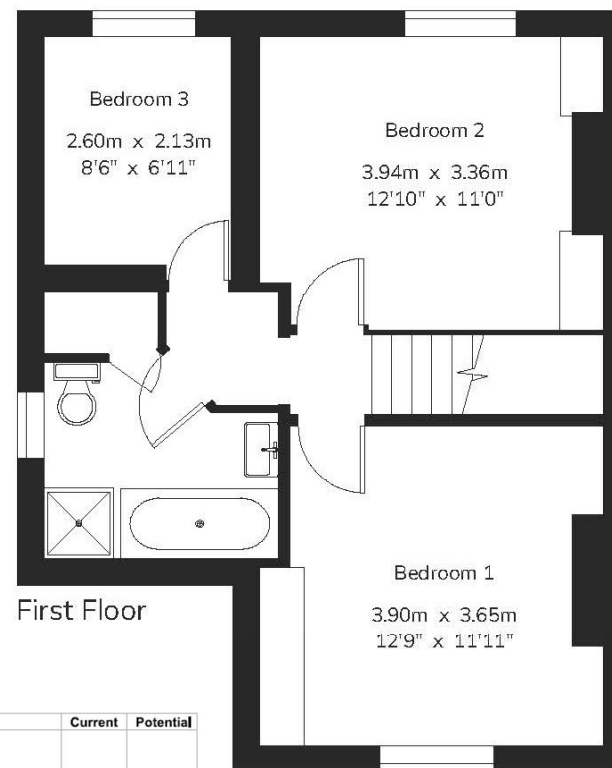






1 Oakside

Gross Internal Area : 111.2 sq.m (1,196 sq.ft.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

For Identification Purposes Only.

© 2026 Trueplan (UK) Limited (01892) 614 881





SAMUEL & SON
CHARTERED SURVEYORS

01435 810077 info@samuelandson.co.uk
Bank House, High Street, Horam, East Sussex, TN21 0EH
www.samuelandson.co.uk

IMPORTANT NOTICE: Samuel & Son, their clients and any joint agents give notice that: 1. These particulars have been prepared in good faith to give a fair overall view of the property and do not form part of any offer or contract. The information in these particulars is given without responsibility and they have no authority to make or give any representations or warranties whatsoever in relation to this property. 2. Any areas, measurements or distances referred to are given as a guide only and may not be precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed. It should not be assumed that the property has all necessary planning, building regulation or other consents. Samuel & Son have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition. Purchasers must satisfy themselves by inspection or otherwise.