Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver
SALES & LETTINGS



New Town, Uckfield, TN22 5DE

- **NO ONWARD CHAIN**
- **Three Bedrooms Over Two Floors**
- **Spacious Open-Plan Living Space**
- **Two En-Suite Bathrooms**
- **Allocated Parking**
- **Close To Town Centre & Mainline Station**



EPC RATING

Current:	Potential:
46 | E	70 | C

£220,000



This impressive three-bedroom apartment is set across two floors and boasts a fantastic range of features, including convenient access to the town centre, residents' parking, a substantial loft storage room and attractive far-reaching rooftop views from its elevated position. The apartment is accessed via a communal entrance, with its own private front door located on the first floor, opening into a welcoming hallway. The accommodation on this level includes a generous principal bedroom with en-suite bathroom, a separate wet room fitted with WC, wash hand basin and shower attachment, along with a useful utility cupboard housing the boiler and providing space for a washing machine. A further bedroom is also located along the hallway and benefits from French doors opening onto a Juliet balcony. Stairs lead down from the hallway into the impressive open-plan living space, where the spacious lounge features high ceilings and flows seamlessly into the kitchen, which offers an excellent range of wall and base units. French doors open onto a second Juliet balcony, providing a lovely outlook across the surrounding rooftops and making the most of the property's elevated setting. The living room also provides access to the second floor, where a further bedroom can be found, complete with a Velux window and its own en-suite shower room. There is also a particularly useful large loft storage room accessed from the landing. Outside, the property benefits from residents' driveway parking, while Uckfield town centre, with its selection of shops, amenities and mainline railway station, is within easy walking distance. Offered to the market with no onward chain, this spacious and versatile apartment presents an excellent opportunity for buyers looking for a conveniently located home with plenty to offer.


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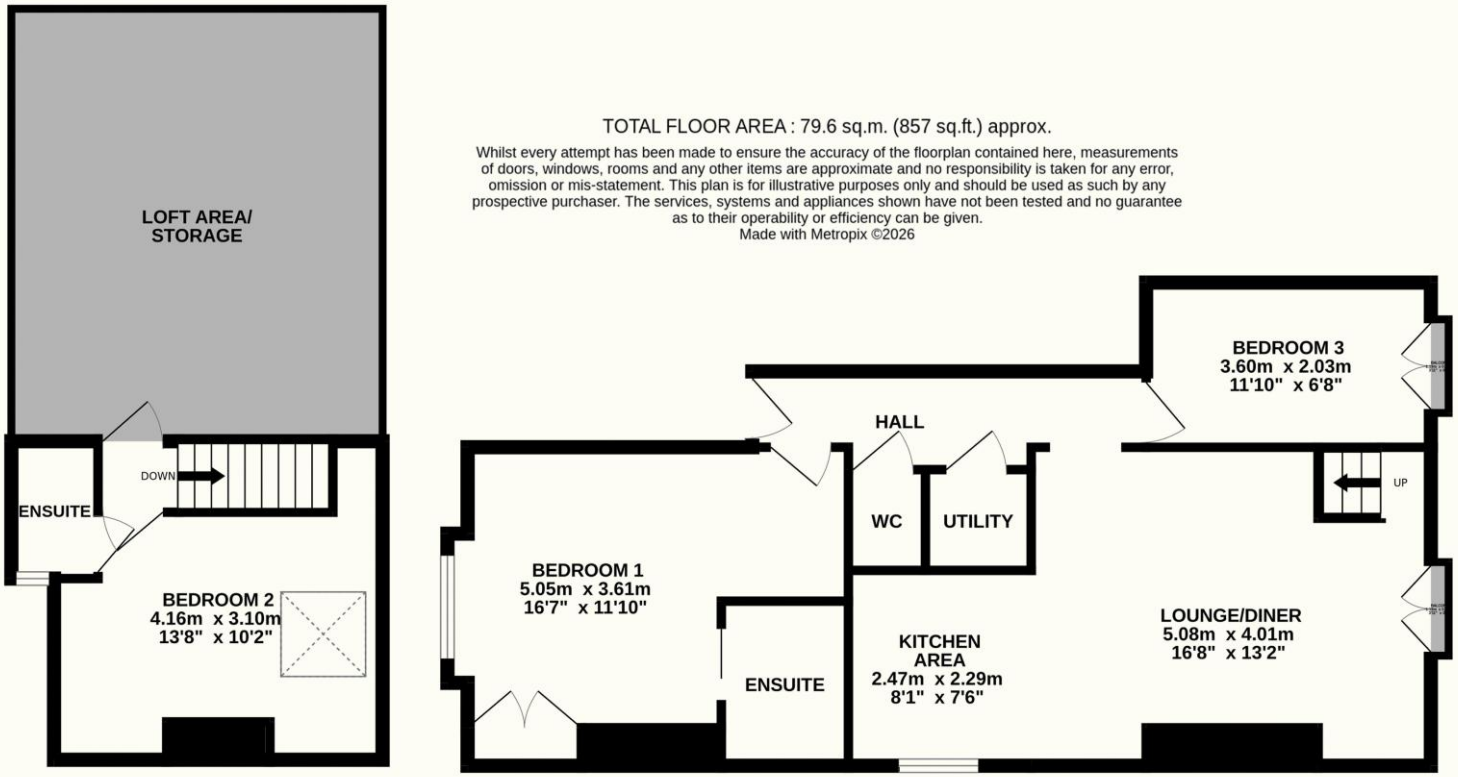

TOTAL FLOOR AREA : 79.6 sq.m. (857 sq.ft.) approx.

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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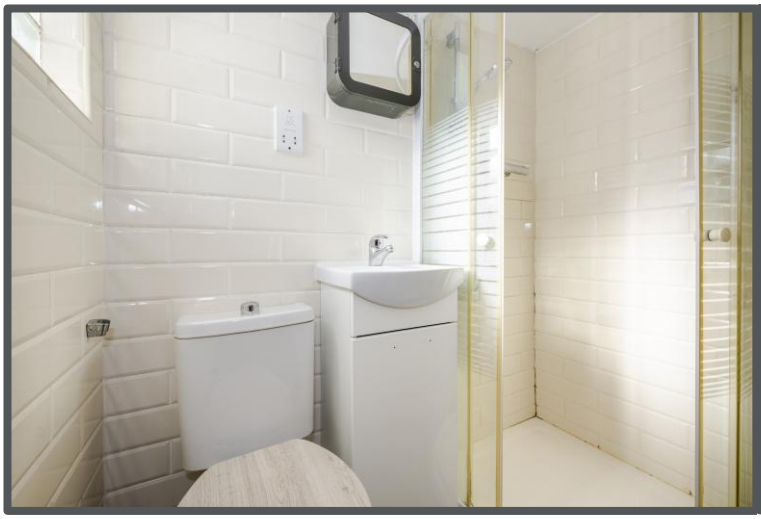



TENURE: LEASEHOLD (Freehold potential once purchased)
COUNCIL TAX BAND: B
GROUND RENT: N/A
MAINTENANCE/SERVICE CHARGE: N/A
LEASE LENGTH: 125 Years lease will be issued at point of exchange.

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