Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver
SALES & LETTINGS



London Road, Uckfield, TN22 1HY

- **CHAIN FREE**
- **Spacious Lounge/Diner With Feature Fireplace**
- **Separate Kitchen With Ample Storage**
- **Large Conservatory With Dual Access**
- **Secluded & Generous Rear Garden**
- **Garage & Off-Road Parking**



EPC RATING

Current: EPC Awaited | Potential:

£350,000 - £375,000



Conveniently situated within easy walking distance of Uckfield town centre, this attractive traditional-style three bedroom home offers well-proportioned accommodation, a garage and a lovely secluded rear garden and is offered to the market with NO ONWARD CHAIN. The property is bright and spacious throughout, making it an ideal purchase for a range of buyers. Upstairs, there are three good-sized bedrooms, comprising two doubles and a generous single, alongside a well-presented family bathroom. On the ground floor, the spacious lounge/diner provides plenty of room for both relaxing and entertaining, with a feature fireplace creating an attractive focal point. The separate kitchen has plenty of storage and worktop space, both downstairs reception rooms allow direct access into the large conservatory. There is also the added benefit of a ground floor w/c located off the entrance hall as you first enter the property. Outside, the secluded rear garden offers a wonderful space to enjoy, while the garage with power and off-road parking provide valuable additional convenience, additionally are two sheds for further storage. The property also benefits from a built in generator, an air conditioning unit in the lounge, CCTV system and an alarm. With its appealing accommodation, excellent outside space and convenient location close to Uckfield's shops and amenities, this is a home that offers plenty to appreciate.











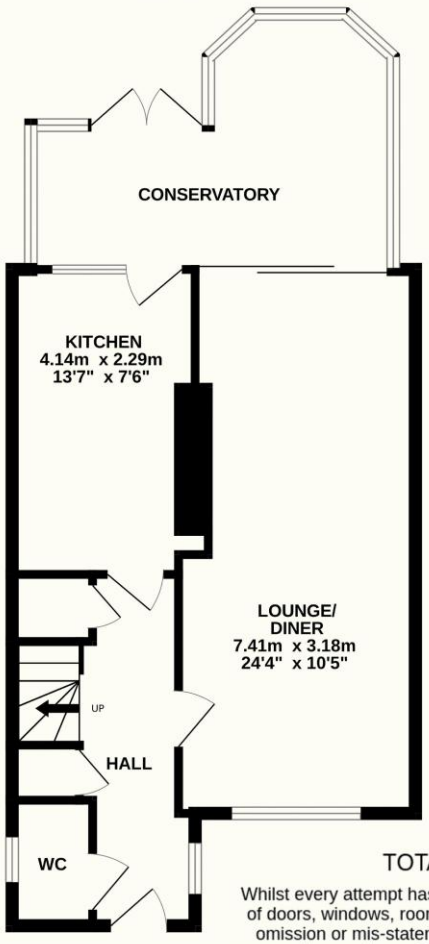



Canon

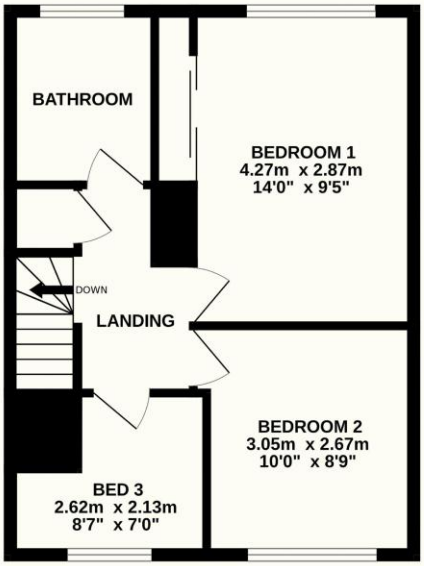


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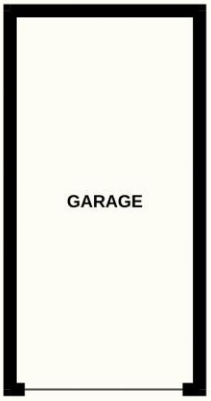
GROUND FLOOR
57.6 sq.m. (620 sq.ft.) approx.



1ST FLOOR
40.7 sq.m. (438 sq.ft.) approx.



GARAGE
13.3 sq.m. (143 sq.ft.) approx.



TOTAL FLOOR AREA : 111.6 sq.m. (1201 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: FREEHOLD COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

COVERING
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The Property Ombudsman

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