Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver
SALES & LETTINGS



Mill Lane, Uckfield, TN22 5AZ

- Retirement Flat For Over 60s
- 2 Bedrooms, Shower Room
- Lounge/Diner, Kitchen
- Lift Access To All Floors
- Residents Lounge, Gardens
- NO ONWARD CHAIN



EPC RATING

Current: EPC Awaited | Potential: EPC Awaited

£90,000



Situated just a stone's throw from Uckfield High Street and the mainline railway station, this spacious two-bedroom upper floor retirement apartment for the over 60s offers comfortable and convenient living in a highly desirable location. Offered to the market CHAIN FREE, the property benefits from lift access to all floors and a secure door entry system, providing residents with added peace of mind. The apartment itself occupies an enviable position at the end of the communal hallway, enjoying a particularly quiet and peaceful setting. Upon entering, you are welcomed by a spacious entrance hall with two useful built-in storage cupboards and doors leading to all principal rooms. There are two well-proportioned bedrooms, one of which benefits from built-in wardrobes, together with a well-appointed shower room. The generous lounge/diner provides an excellent space for relaxing or entertaining family and friends, with a seamless connection through to the kitchen, which is fitted with a good range of wall and base units, offering ample storage and preparation space. Residents can also enjoy a range of communal facilities, including a welcoming residents' lounge which opens directly onto beautifully maintained gardens, with attractive seating areas and lawns gently sloping down towards the river. Further benefits include a communal laundry room equipped with washing machines and a tumble dryer, along with two parking areas available for residents' use. This is an excellent opportunity to enjoy independent retirement living in a peaceful setting, whilst being ideally positioned within easy reach of Uckfield's shops, amenities and mainline railway station.













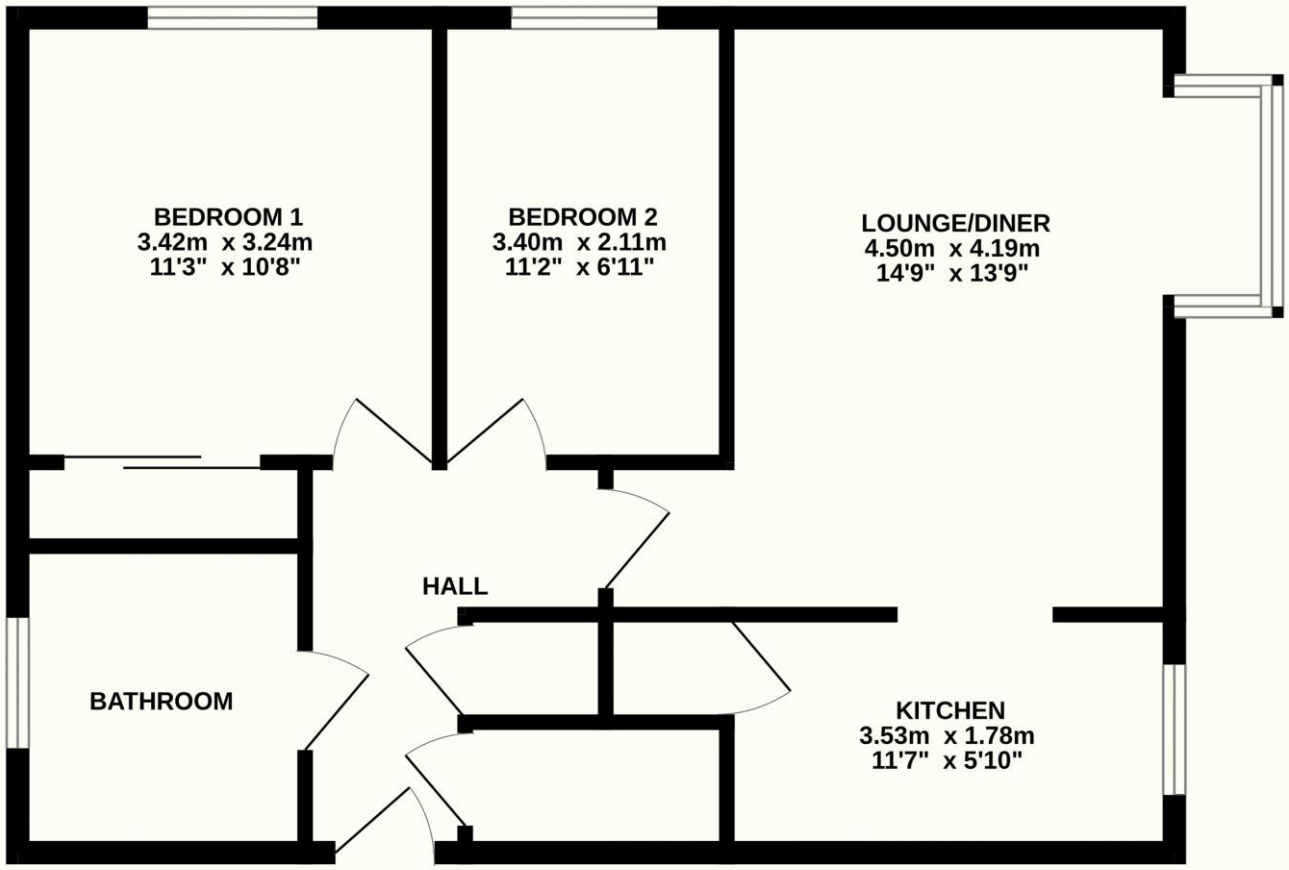




TOTAL FLOOR AREA : 58.3 sq.m. (627 sq.ft.) approx.

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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Peter Oliver





TENURE: LEASEHOLD COUNCIL TAX BAND: B
GROUND RENT: £50 per annum
MAINTENANCE/SERVICE CHARGE: £330 per month
LEASE YEARS REMAINING: 59 years

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.