

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver
SALES & LETTINGS



North Row, Uckfield, TN22 1ES

- Beautiful Character Cottage
- 3 Bedrooms, Lounge/Diner
- Modern Kitchen & Shower
- Pleasant Rear Garden
- Edge of High St, New Boiler
- NO ONWARD CHAIN



EPC RATING

Current:

67 | D

Potential:

87 | B

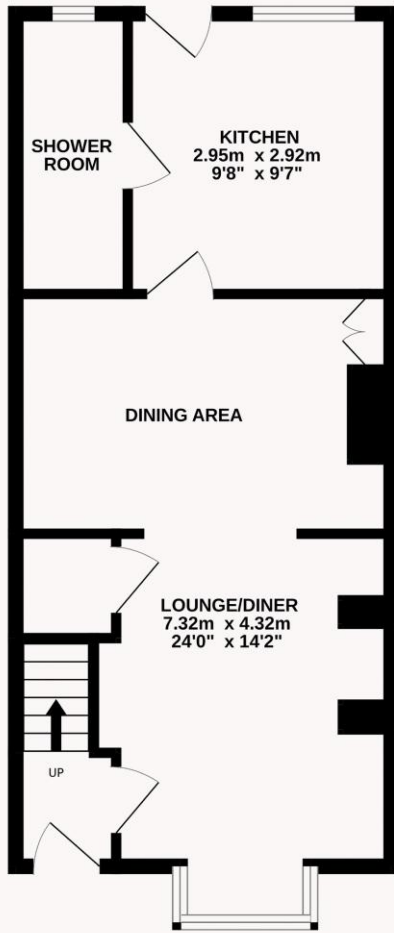
£300,000



A charming and characterful three-bedroom mid-terraced cottage ideally situated just a stone's throw from Uckfield High Street and offered to the market with NO ONWARD CHAIN. This delightful home combines period features with modern conveniences, making it an ideal purchase for first-time buyers, downsizers and investors alike. Upon entering, a small entrance hall leads into a spacious, open-plan lounge/diner, full of character and charm. The lounge boasts a stunning exposed brick fireplace with an inset wood-burning stove, creating a cosy focal point, alongside a large understairs storage cupboard. Within the dining area, a second feature fireplace is complemented by attractive built-in shelving and cupboards to either side. To the rear, the modern kitchen offers a range of wall and base units, ample work surfaces and practical space for everyday cooking. A contemporary ground-floor shower room is conveniently positioned to the side of the kitchen. Stairs rise to the first-floor landing, providing access to three well-proportioned bedrooms. The principal bedroom benefits from a built-in wardrobe, while a pull-down ladder leads to a large, carpeted loft space ideal for a conversion subject to usual planning consents. With two Velux windows allowing natural light to flood in, this additional area provides excellent storage potential. Outside, the rear garden offers a lovely space for relaxing and entertaining. A paved patio provides the perfect spot for outdoor dining, leading onto an expanse of lawn and a further seating area beneath an attractive pergola. A useful garden shed completes the space, providing handy storage for gardening tools and equipment. Conveniently located close to Uckfield High Street, the property enjoys easy access to a wide range of shops, cafés, restaurants and everyday amenities, as well as a mainline railway station and schools for all ages. Combining character, versatile accommodation and a sought-after central location, this delightful cottage presents an excellent opportunity for a variety of buyers. Early viewing is highly recommended to appreciate all that this charming home has to offer.



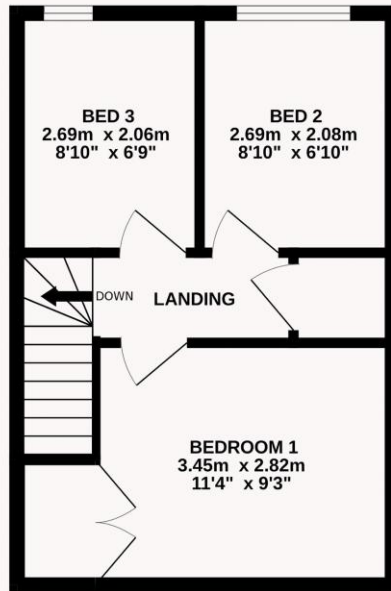
GROUND FLOOR 43.3 sq.m. (466 sq.ft.) approx.



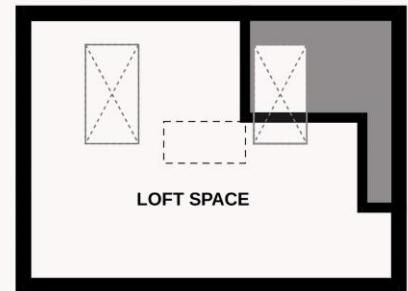
TOTAL FLOOR AREA : 85.3 sq.m. (918 sq.ft.) approx.

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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1ST FLOOR 28.4 sq.m. (306 sq.ft.) approx.



LOFT 13.5 sq.m. (146 sq.ft.) approx.



TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: N/A

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