Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver
SALES & LETTINGS



Tyhurst Place, Uckfield, TN22 5BF

- Modern Semi-Detached House
- 3 Well-Proportioned Bedrooms
- Bathroom, En-Suite, W/C
- Kitchen, Lounge/Diner, Fireplace
- Garage, Driveway, Garden
- NO ONWARD CHAIN



EPC RATING

Current:	Potential:
71 | C	85 | B

£385,000



Situated within a small and private development, just a stone's throw from Uckfield High Street and mainline train station, this well-proportioned three-bedroom semi-detached home offers comfortable and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, upsizers and downsizers alike. Offered to the market with NO ONWARD CHAIN, this is an opportunity not to be missed. Upon entering, you are welcomed by an entrance hall providing access to a ground floor WC, a front-facing kitchen and a generous lounge/diner to the rear. The reception room benefits from an attractive fireplace, creating a lovely focal point, alongside French doors opening directly onto the rear garden, allowing plenty of natural light to flood the space. To the first floor, the landing leads to three well-proportioned bedrooms, all served by a family bathroom, with the principal bedroom further benefiting from its own en-suite shower room. Externally, the property enjoys a driveway to the front providing off-road parking and leading to an integral single garage, which houses a modern gas boiler and sink. A side access gate leads through to the rear garden, which has been designed with ease of maintenance in mind, featuring a paved patio area and an expanse of artificial lawn. This provides an ideal setting for children to play, outdoor dining or entertaining family and friends during the warmer months. The location is undoubtedly a major selling point, particularly for those looking to enjoy a more convenient, walkable lifestyle. Uckfield High Street is just a short stroll away, offering a variety of shops, cafés, pubs and restaurants, alongside a cinema, schools and excellent public transport links. The mainline train station is also within easy walking distance, making this an excellent choice for commuters and those wishing to leave the car at home.















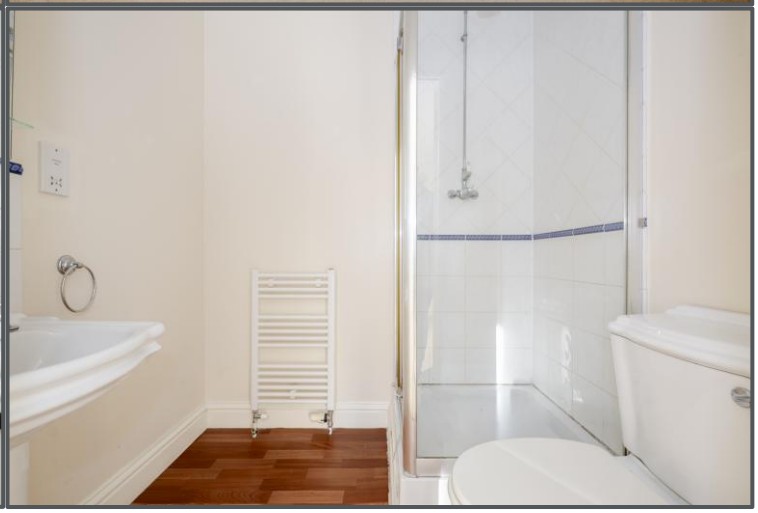

TOTAL FLOOR AREA : 104.3 sq.m. (1123 sq.ft.) approx.

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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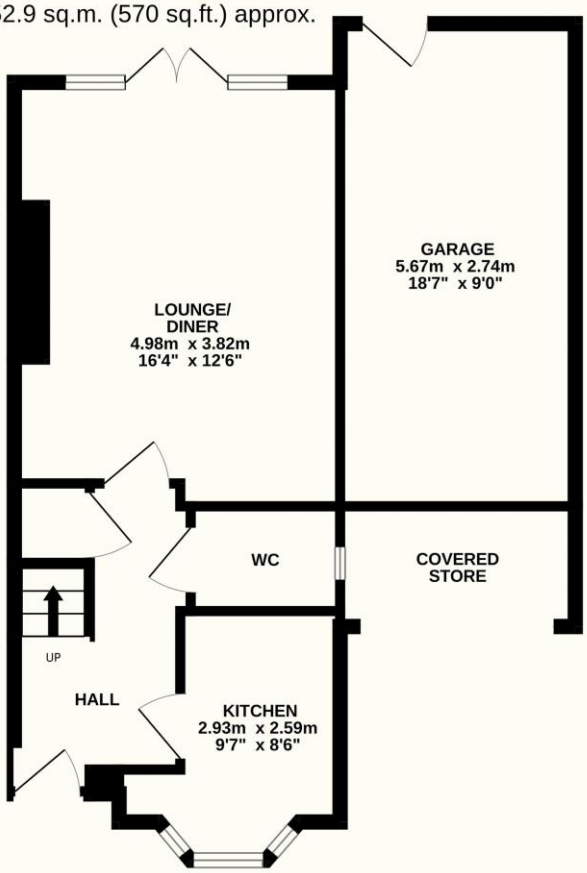
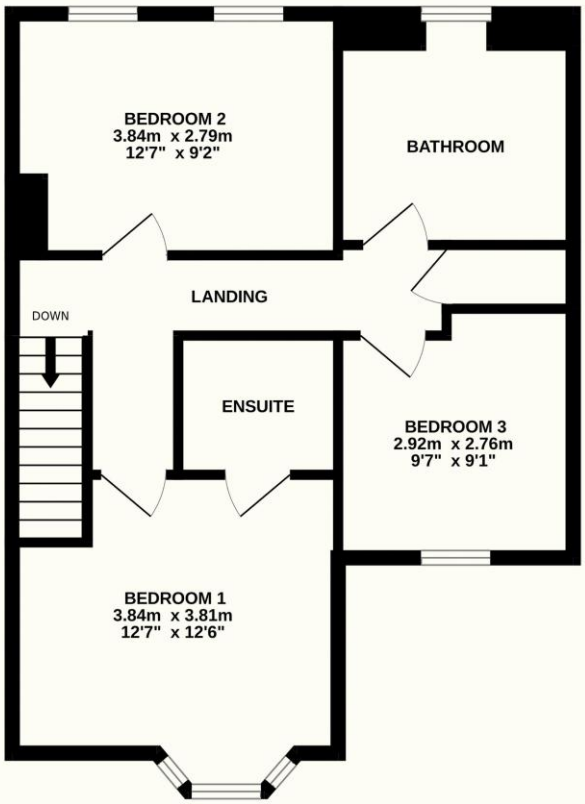
GROUND FLOOR
52.9 sq.m. (570 sq.ft.) approx.



1ST FLOOR
51.4 sq.m. (553 sq.ft.) approx.







TENURE: FREEHOLD COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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