



SCARLETTS CLOSE

UCKFIELD - GUIDE PRICE £550,000 - £575,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

25 Scarletts Close

Uckfield, East Sussex, TN22 2BA

**Entrance Hall - Cloakroom - Study/Family Room - Kitchen/Dining Room -
Sitting Room - First Floor Landing - Master Bedroom & Re-fitted En-Suite
Shower Room - 3 Further Bedrooms - Re-fitted Family Bath/Shower Room -
Garage & Driveway - Large Enclosed Level Rear Garden**

This beautifully extended and upgraded family home offers exceptional space and style throughout. Set at the end of a quiet cul-de-sac on the sought-after Rocks Park development, it's just a short stroll from the town centre, mainline rail station, and local amenities. Inside, you'll find four generous double bedrooms including a spacious master suite with a sleek, contemporary en-suite and a stylishly refitted family bath/shower room. The heart of the home is a superb open-plan kitchen/diner, complemented by a large double-aspect sitting room, a versatile study/family room, and a convenient ground floor WC. Outside, enjoy a level, fence-enclosed rear garden, off-road parking, and a garage-perfect for modern family living. Solar Panels are located on the roof also for further modern efficiency with an EPC Rating of A. Early viewing is highly recommended to fully appreciate everything this stunning home has to offer.

ENTRANCE HALL:

uPVC double glazed front door. Fitted smoke detector. Timber effect flooring. Stairs to first floor. Doors to:

CLOAKROOM:

Obscure uPVC double glazed window. Modern white low level WC and wash basin inset into useful cupboard. Heated chrome effect ladder style towel rail. Tile effect flooring. Recessed downlighter & extractor fan.

FAMILY ROOM/STUDY:

uPVC double glazed window to front. Timber effect flooring. Radiator.

KITCHEN/DINING ROOM:

A spacious room with double aspect via double glazed windows and door to outside, recessed downlighters. Kitchen Area: Well fitted with an extensive range of worktops including breakfast bar with downlights and range of matching cupboard and drawer units below and over with 1 & 1/2 bowl inset sink/drainers with mixer tap. Space for range cooker with built in extractor hood and splash back. Space for American style fridge-freezer with storage surround. Space and plumbing for washing machine and dishwasher. Wine storage. Dining Area: Useful under stairs storage cupboard. Opening into:



SITTING ROOM:

A bright and spacious room with double aspect via 2 uPVC double glazed windows and patio doors giving access to a patio terrace. Timber effect flooring. Radiators.

FIRST FLOOR LANDING:

Mid level obscure double glazed window. Useful storage cupboard. Access to loft. Doors to:

MASTER BEDROOM:

A bright and spacious room with an inner lobby area. 2 x uPVC double glazed window to rear. Radiators.

EN-SUITE SHOWER ROOM:

Recently fitted with a contemporary white suite with modern black fittings and comprising WC and wash basin inset into useful vanity unit with storage. Shower cubicle with timber effect wall panels and useful display niches. Wall mounted mirror with inset light to rim. Under floor heating. Tiled to floor and walls. Recessed downlighters.

BEDROOM 2:

Double glazed window to front. Radiator.

BEDROOM 3:

Double glazed window to front. Radiator.

BEDROOM 4:

Double glazed window to front. Radiator.

FAMILY BATHROOM:

A superb room with modern fittings including WC, wash basin inset into vanity unit with mirror over, panelled bath and separate shower cubicle with twin headed system inside. Under floor heating. Cupboard housing gas fired central heating boiler. Localised tiling to walls and tiled flooring. Heated chrome effect ladder style towel rail. Recessed ceiling downlighters.

EXTERNALLY:

The property sits in a bold plot with a DRIVEWAY giving access to a single GARAGE with up/over door and containing power and light. Gated access gives entry to both sides into private REAR GARDEN which is of a super size having been landscaped to provide a paved patio seating terrace and areas of level fence enclosed lawn. Further useful area incorporating useful garden storage. Outside security lighting and power points. There is also a gate giving direct access to the pathway at the rear into the town centre.



SITUATION:

The property is situated only a short walk from Uckfield town centre with its mainline Railway Station providing services to London, a range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The market town of Heathfield is approximately 8 miles to the East. The South coast is accessible within a 30 minute drive and the Ashdown Forest is a short drive to the North. The area is well served for schooling and recreational facilities such as the East Sussex National Golf Course Hotel and Spa.

VIEWING:

By appointment with Wood & Pilcher 01435 862211.

TENURE:

Freehold.

COUNCIL TAX BAND: D

AGENTS NOTE:

The property also benefits from solar panels to the roof making the property incredibly more cost efficient from an energy perspective.

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage. Solar Panels to Roof.

Heating - Gas-fired

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Approx. Gross Internal Area
1572 ft² ... 146.1 m²
(Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.