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Peter Oliver



London Road, Uckfield, TN22 1HU

- ▼ Top Floor Flat
- ▼ Purpose Built Building
- ▼ One Double Bedroom
- ▼ Kitchen, Lounge, Bathroom
- ▼ Allocated Parking Space
- ▼ Walking Distance of High St



### EPC RATING

Current:

78 | c

Potential:

80 | c

**Guide Price:**

**£175,000 - £185,000**



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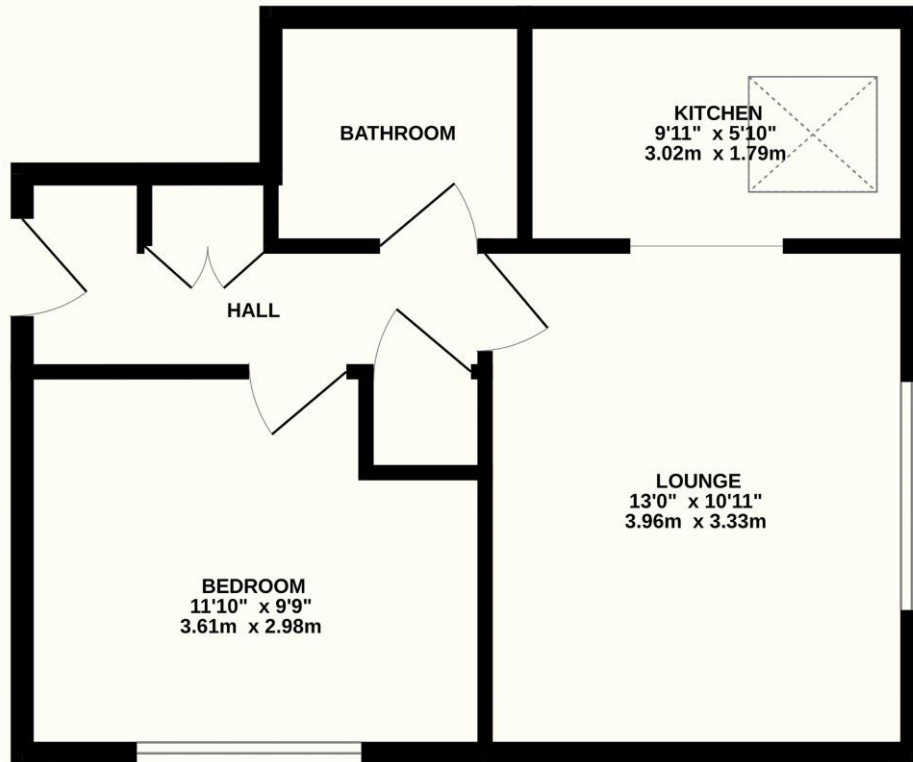
If you're looking to step onto the property ladder, downsize, or purchase an investment, this property would be ideal for you. This top floor flat is within a purpose built block situated within walking distance of Uckfield's bustling high street. The building is tucked to the rear of the development being furthest from the road and benefits from an allocated parking space and boasts further visitors parking. A secure communal entrance opens to the staircase that rises to the flats own down. The accommodation comprises an entrance hall with built in cupboard ideal for coats and shoes, and even has access to a useful loft space. Doors lead to a double bedroom to front, a bathroom, and a well presented lounge with treetop outlook that opens to the bright kitchen to side.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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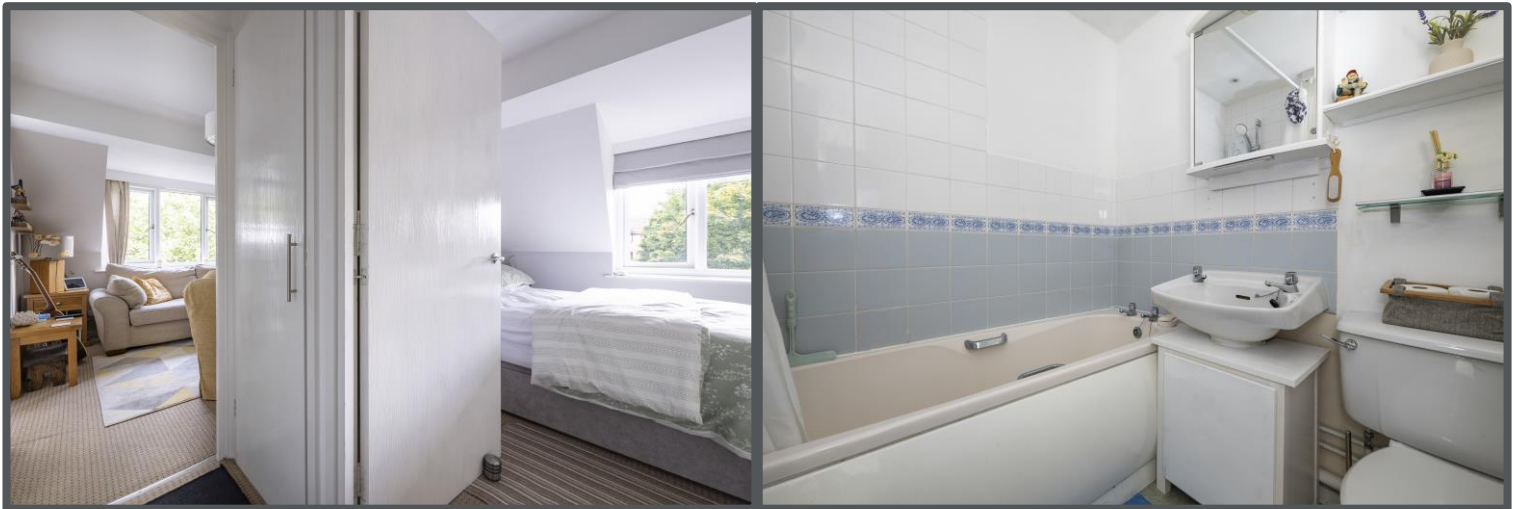




TOTAL FLOOR AREA : 404 sq.ft. (37.6 sq.m.) approx.

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: LEASEHOLD

ANNUAL SERVICE CHARGE: £780

GROUND RENT: Included in Service Charge

COUNCIL TAX BAND: B

LEASE LENGTH: 92 years remaining

**Details provided by owners and would need to be verified before purchase**

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