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Peter Oliver



Rocks Road, Uckfield, TN22 3PU

- ▼ Mews Style House
- ▼ Access To Beautiful Grounds
- ▼ Chain Free
- ▼ Two En-suites
- ▼ Two Allocated Parking Spaces
- ▼ Wonderful Balcony



**EPC RATING**

Current:  Potential:  
EPC Awaited

**£425,000**



## Rocks Road, Uckfield, TN22 3PU

What an opportunity! Situated in a secluded private spot within a prestigious gated development on the edge of town, this splendid mews style home offers good sized accommodation over two floors and two lovely outside spaces. If you're looking for a peaceful and safe spot, then this is pretty much the perfect property for you and is offered for sale in fantastic condition with the bonus of being chain free. You enter into a spacious split-level hallway which has storage cupboard. From here the first room you encounter is the kitchen/breakfast room which has fitted modern units and plenty of space for a table. Beyond this there is a ground floor cloakroom with a further storage cupboard and airing cupboard and, to the rear the main bedroom. This bedroom is a good-sized double room with fitted wardrobes, modern ensuite and double doors out into the private courtyard garden. From the hallway there are stairs rising to the first-floor landing with a feature lounge/diner to the front and a further double second bedroom to the rear, again boasting an ensuite. The lounge has double doors onto a wonderful balcony and this bright and spacious room is a real key feature. There is also the added benefit of a loft space from the first floor access via a ladder. The property has two allocated off road parking spaces and there are also visitors' spaces available. The property is set within extensive well maintained, park like grounds which include a tennis court exclusively for residents' use. There is also private key access to the adjacent Lake Wood Nature Reserve. Overall, a superb property and one that should be viewed to be fully appreciated.

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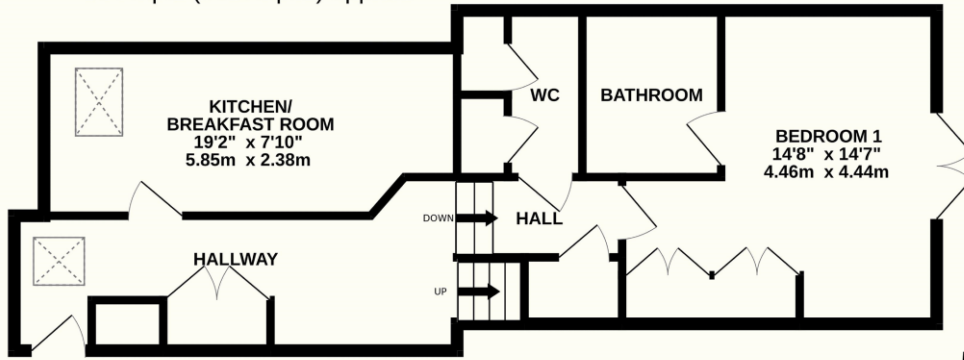
Peter Oliver

 The Property  
Ombudsman

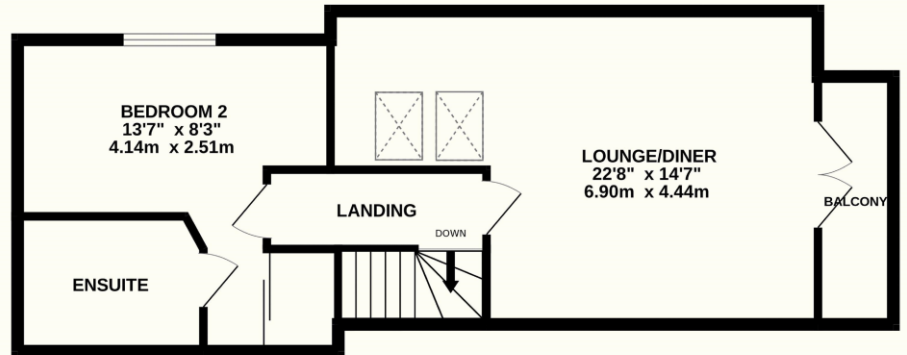
 The Property  
Ombudsman  
LETTINGS



**GROUND FLOOR**  
604 sq.ft. (56.1 sq.m.) approx.



**1ST FLOOR**  
582 sq.ft. (54.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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: FREEHOLD**

**COUNCIL TAX BAND: E**

**MAINTENANCE/SERVICE CHARGE: £1350pa**

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