

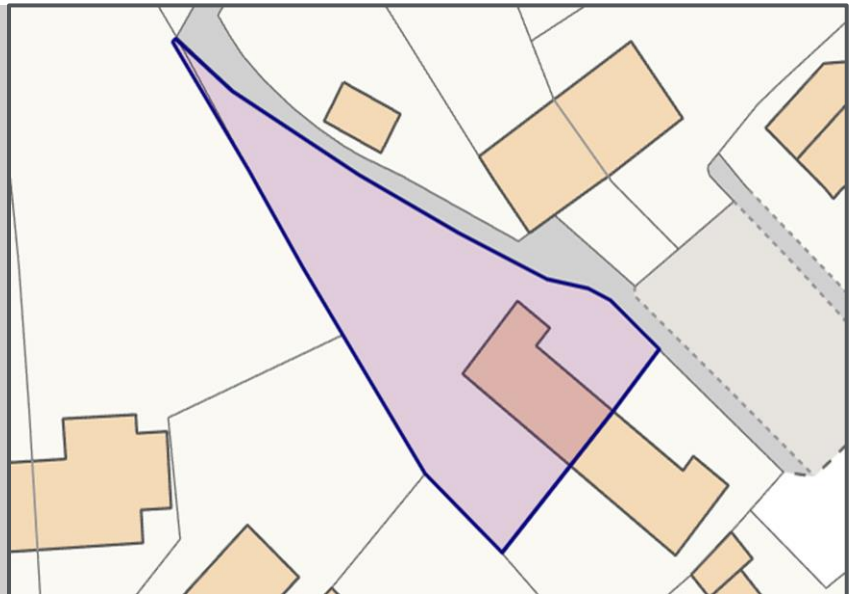
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Peter Oliver



Selby Rise, Uckfield, TN22 5ED

- ▼ Impressive Semi-Detached
- ▼ Three Double Bedrooms
- ▼ Bathroom & En-Suite
- ▼ Modern Kitchen, 2 Receptions
- ▼ Generous Corner Plot Garden
- ▼ Quiet Cul-De-Sac Position



### EPC RATING

Current:  Potential:  
EPC Awaited

**£425,000**





## Selby Rise, Uckfield, TN22 5ED

Discreetly nestled into a quiet cul-de-sac is this delightful three-bedroom semi-detached house with a fantastic corner plot garden. This is a great family home that provides convenient access to Uckfield high street and mainline train station, both of which are within easy walking distance along with being in the catchment area of popular schools for all ages. A covered front door opens into a generous hall/dining room that also leads to the open staircase to the first floor. A door to the left leads to the double aspect lounge, and on the right side of the house is an impressive modern kitchen with ground floor w/c to side and door opening to the rear garden. Upstairs the property boasts three double bedrooms, a family bathroom, and the luxury of an en-suite shower room to the main bedroom. The garden really is something quite impressive and a brilliant space to entertain family and friends with areas laid to lawn and a private slabbed patio is ideal for outdoor dining. The current owners have recently carried out improvements that prospective buyers will most certainly appreciate to include a new boiler and areas of new flooring meaning this property is ideal for those who simply wish to move in, relax, and enjoy everything it has to offer.

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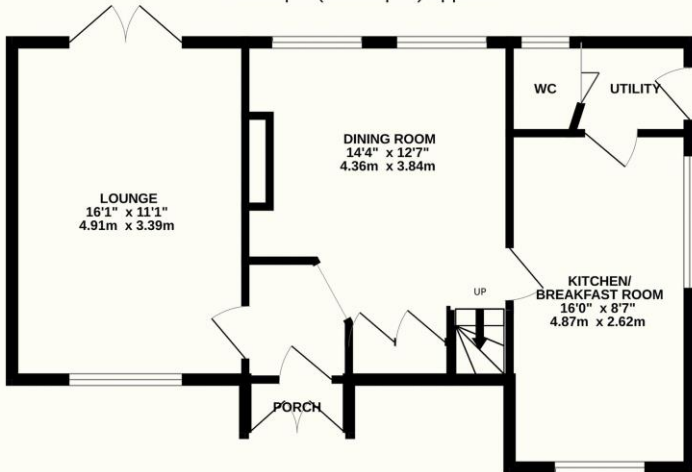




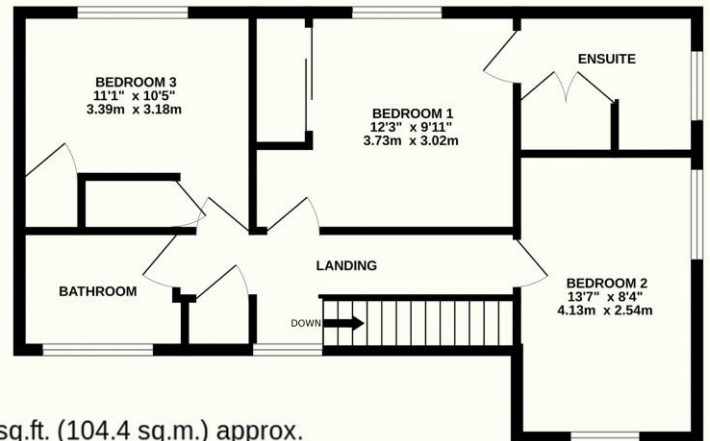




GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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: C

MAINTENANCE/SERVICE CHARGE: N/A

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