

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Montacute Way, Uckfield, TN22 1TR

- Extended Family Home
- 4 Bedroom Semi Detached
- 3 Reception Rooms
- 2 Bathrooms
- Secluded Southernly Garden
- Driveway/Off Road Parking



EPC RATING

Current:

70 C

Potential:

84 B

Guide Price:

£450,000 - £470,000



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Extended and updated, this four-bedroom, two-bathroom semi-detached family home enjoys a prime position within a sought-after development, just moments from local shops and within easy walking distance of the town centre. Set on a generous south-facing plot, the property offers both space and versatility, ideal for modern family living. The current owners have undertaken significant extensions to create a light-filled and flexible layout. The ground floor welcomes you with a bright entrance hall leading to a generous living room, complete with a charming wood-burning stove. This flows seamlessly into a large dining room with double doors opening onto the garden. The kitchen/breakfast room features a range of matching eye- and base-level units, a spacious breakfast area with direct access to the terrace, and a useful utility/store room with an additional door to the front. Upstairs, the principal bedroom benefits from an en-suite shower room, while bedroom two offers excellent proportions as a further double. A third double bedroom, a well-sized single with built-in storage, and a contemporary family bathroom complete the first floor. The rear garden is a highlight—south-facing and designed for both relaxation and entertaining. It offers a variety of seating areas, a level lawn, and attractive raised borders. To the front, a substantial private driveway provides ample parking for vehicles, enhancing the home's practicality as much as its charm.

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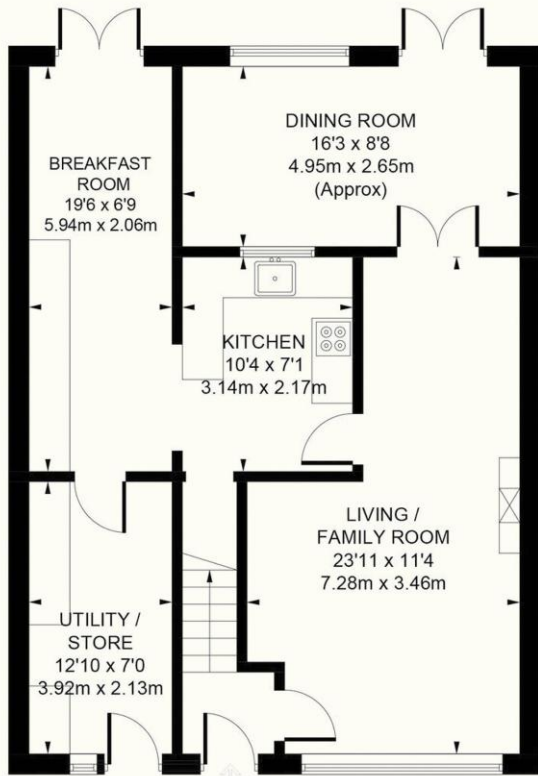
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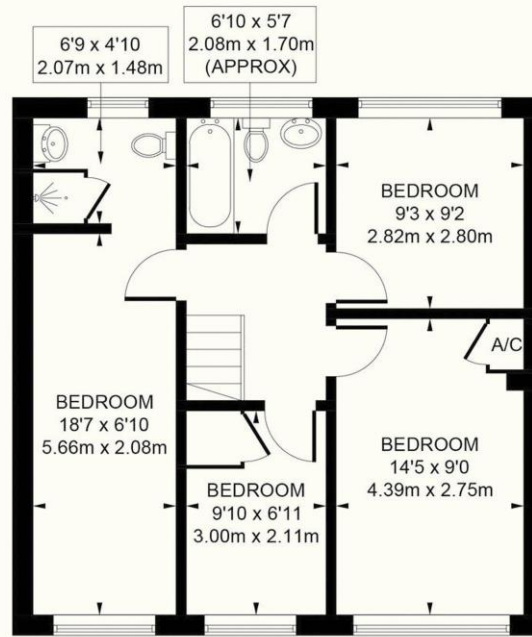
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Ombudsman

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LETTINGS

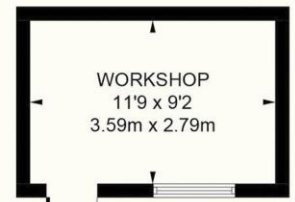




GROUND FLOOR



FIRST FLOOR

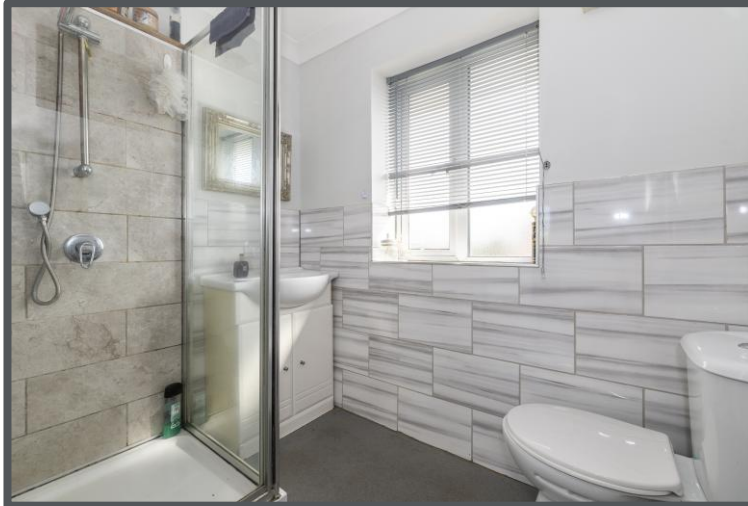


(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Approximate Gross Internal Area = 1355 sq ft / 125.9 sq m

Workshop = 92 sq ft / 8.6 sq m

Total = 1447 sq ft / 134.5 sq m



TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: N/A

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