

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Lashbrooks Road, Uckfield, TN22 2AY

- ▼ Spacious Detached House
- ▼ 4 Bedrooms, Bathroom
- ▼ Lounge, Kitchen/Diner
- ▼ Utility, W/C, Shower Room
- ▼ Generous Rear Garden
- ▼ Driveway, Cul-De-Sac



EPC RATING

Current:

62 | D

Potential:

84 | B

Guide Price:

£500,000 - £515,000



Lashbrooks Road, Uckfield, TN22 2AY

Tucked away in a peaceful cul-de-sac within the highly regarded Rocks Park development, this attractive four-bedroom detached home offers generous and versatile accommodation ideal for family living. Perfectly positioned within walking distance of the popular Rocks Park Primary School, further local schools, Uckfield High Street, and the mainline train station with direct links to London, this home truly delivers on both comfort and convenience. To the front, a well-maintained lawned garden and private driveway provide an inviting approach to the property. Step inside through the entrance porch with a handy coat's cupboard, which opens into a spacious and welcoming lounge perfect for relaxing or entertaining. To the rear, the bright and open-plan kitchen/diner features a modern range of wall and base units, complemented by stylish bi-fold doors that lead directly onto the landscaped rear garden creating a seamless indoor-outdoor flow. The ground floor also benefits from a useful W/C, a large utility room, and a separate shower room, ideal for busy family life. Upstairs, the property offers four well-proportioned bedrooms, all served by a contemporary family bathroom. A new boiler has been installed in 2025 adding further peace of mind to the new owners. The rear garden has been thoughtfully landscaped, offering a delightful mix of decking perfect for al fresco dining, a patio area, lawn, and a slabbed path. A generous timber outbuilding provides excellent storage space, ideal for garden tools, bikes, or hobby equipment. This well-presented home combines modern family living with a prime location, making it a fantastic opportunity for buyers seeking space, style, and superb local amenities.

Uckfield
Crowborough
Heathfield

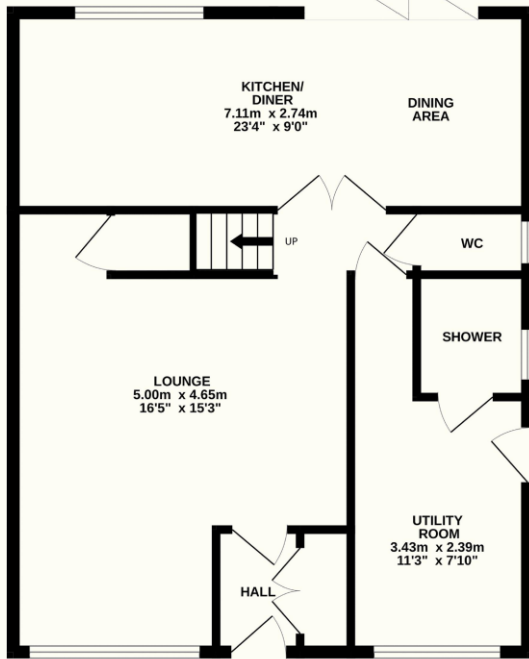
01825 703000
01892 489000
01435 511800

Peter Oliver



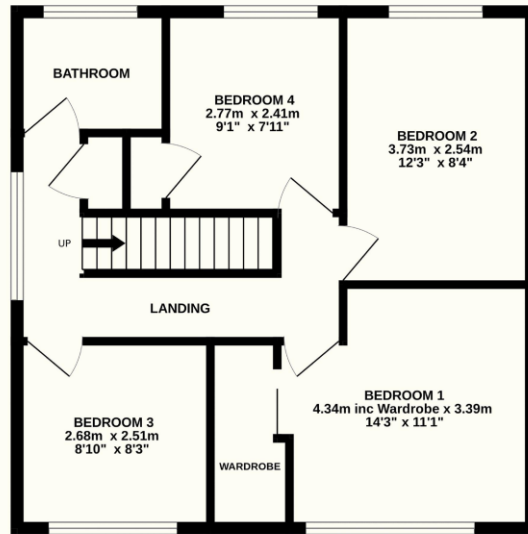


GROUND FLOOR
63.5 sq.m. (683 sq.ft.) approx.



Peter Oliver

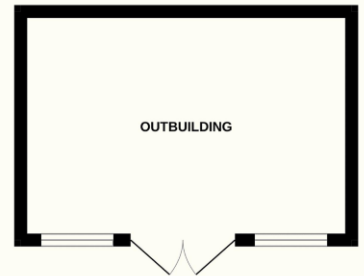
1ST FLOOR
51.3 sq.m. (552 sq.ft.) approx.



TOTAL FLOOR AREA : 129.4 sq.m. (1393 sq.ft.) 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.

Made with Metropix ©2025



TENURE: FREEHOLD

COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: N/A

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800
info@peteroliverhomes.co.uk

Peter Oliver

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.