

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



Framfield Road, Uckfield, TN22 5AH

- ▼ Beautifully Presented
- ▼ 2 Double Bedrooms
- ▼ Modern Kitchen & Bathroom
- ▼ New Double Glazing
- ▼ Share Of Freehold, Parking
- ▼ NO ONWARD CHAIN



**EPC RATING**

Current:  
74 | C

Potential:  
78 | C

**Guide Price:**  
**£230,000 - £240,000**



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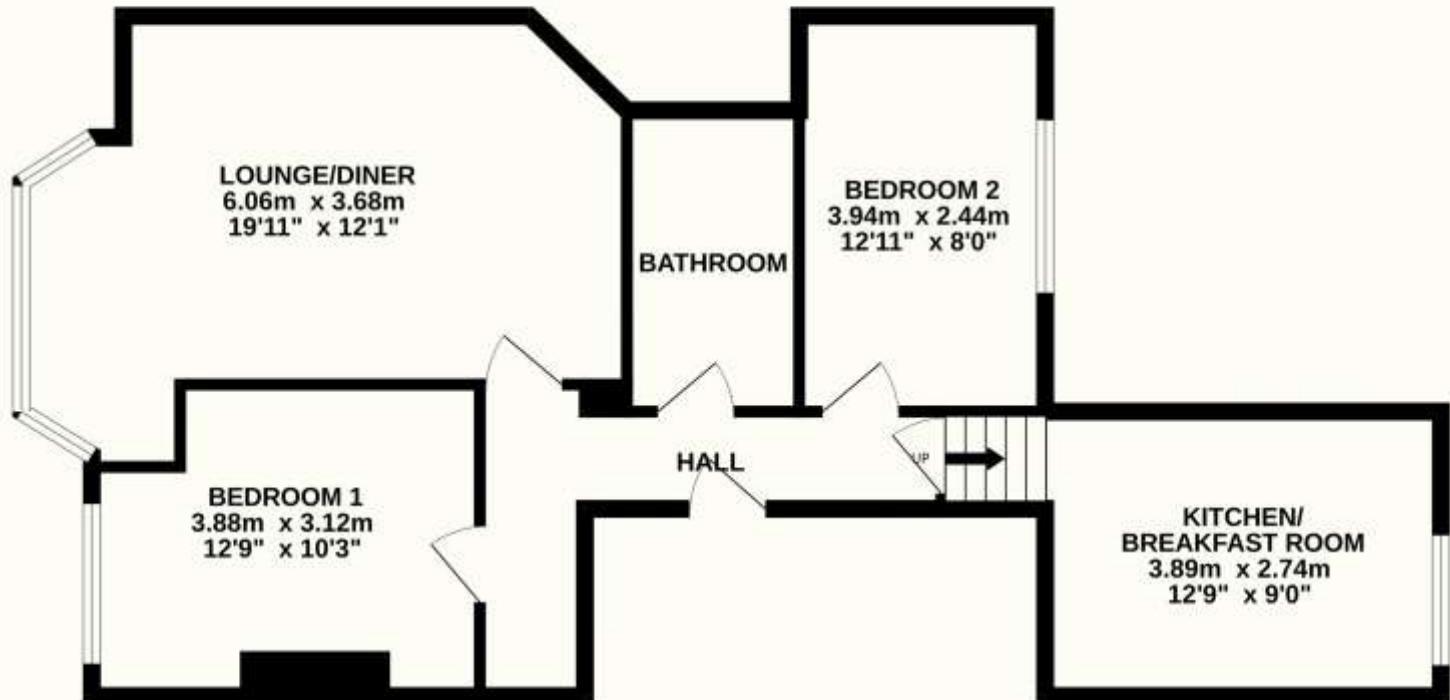
This wonderful and exceptionally spacious first-floor apartment is offered to the market with NO ONWARD CHAIN and benefits from a 1/3 share of the freehold alongside an allocated parking space to the front. Recently enhanced with brand-new double-glazed windows throughout, the property is bright, airy, and ready for immediate enjoyment. A communal entrance at ground level leads into a hallway with stairs rising to the first floor and the private front door to the apartment. Inside, a generous entrance hall provides access to all principal rooms. To the rear, you will find a modern kitchen/breakfast room, ideal for everyday dining. The impressive lounge/diner sits to the front, featuring a striking bay window that floods the room with natural light, creating a warm and inviting atmosphere. There are two double bedrooms, perfect for couples, guests, or those needing additional space for a child or home office. A contemporary family bathroom completes the superb accommodation on offer. Character features add charm throughout, including feature fireplaces and original picture rails, blending classic style with modern comfort. Situated just a short walk from Uckfield's bustling high street and the mainline railway station with direct services to London, the location could not be more convenient for commuters and those wanting easy access to local amenities. This is an outstanding opportunity to secure a beautifully finished home in a highly desirable position.

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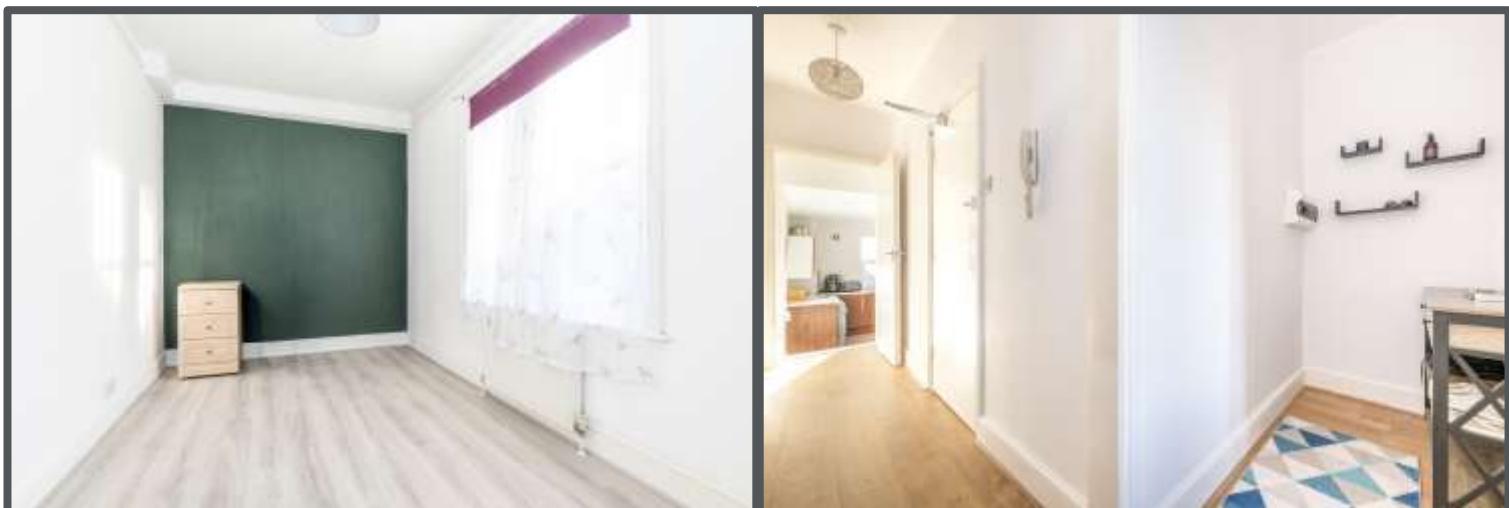




TOTAL FLOOR AREA : 67.1 sq.m. (722 sq.ft.) approx.

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.

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TENURE: LEASEHOLD (Share of Freehold) COUNCIL TAX BAND: B

GROUND RENT: £0

MAINTENANCE/SERVICE CHARGE: £0

LEASE YEARS REMAINING: 111 Years

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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.