



**OVER 60?**

Secure this property  
for up to **59% less!**

**Guide Price**

**£340,000**

**Freehold**

3x  1x  1x 

**Hughes Way, Uckfield,  
East Sussex, TN22**

**cubitt&west**  
Helping you move forwards



## Main features

- Modern house with generous plot
- Rear & side gardens with large patio
- Car port plus parking space directly at rear of the walled garden
- Convenient location for access to local shops, schools and transport links
- Offered with no onward chain

## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Lounge: 14'8 x 12'2 (4.47m x 3.71m)  
Kitchen: 8'5 x 8'3 (2.57m x 2.52m)  
Conservatory: 12'1 x 10'2 (3.69m x 3.10m)

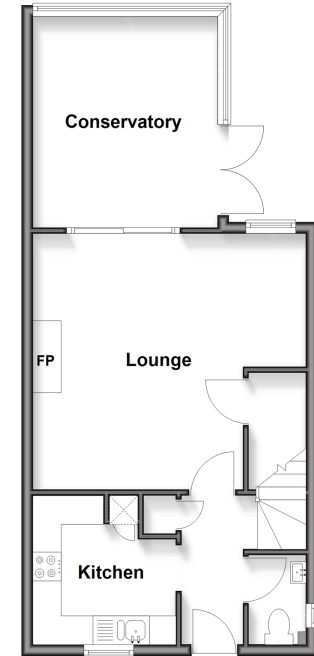
### FIRST FLOOR

Landing  
Bedroom 1: 13'5 x 9'3 (4.09m x 2.82m)  
Bedroom 2: 9'5 x 9'1 (2.87m x 2.77m)  
Bedroom 3: 7'8 x 6'3 (2.34m x 1.91m)  
Shower Room

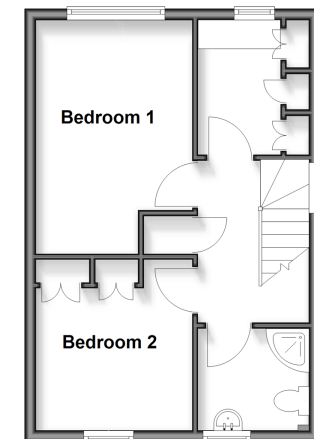
### OUTSIDE

Front & Rear Gardens  
Car Port & Parking

**Ground Floor**  
Approx. 46.8 sq. metres (503.9 sq. feet)



**First Floor**  
Approx. 34.2 sq. metres (368.2 sq. feet)



**Call Uckfield - 01825 768915 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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