



## Hurst Wood Mews, Church Street

Uckfield, East Sussex TN22 1FN

Offers in Region of **£375,000**

**MANSELL  
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# Hurst Wood Mews, Church Street

## Uckfield

An individual newly built and deceptively spacious three bedroom detached family home occupying a pleasant corner plot with an allocated parking space and outside store forming part of a brand new and highly energy efficient development of just three properties boasting an EPC 'B' rating and approximately 9 years new build warranty remaining. Situated in a tucked away central position within a "stone's throw" of the high street and mainline railway station providing services to London.

1 Hurstwood Mews forms part of this new and exclusive development situated within "a stones throw" of the high street and has been built to a high specification with a modern impeccable finish throughout. The open plan kitchen/dining/sitting room is a particular feature of the home with a bespoke Rêver kitchen to one side fitted with a matching range of units to eye and base level with integrated appliances including a 4-ring ceramic hob, oven, dishwasher, washing machine and fridge freezer.

The property is entered via a covered entrance leading into a spacious hallway with herringbone flooring and a downstairs cloakroom. The impressive and triple aspect open plan living accommodation takes up the majority of the ground floor, the kitchen is found to one end fitted with a bespoke Rêver kitchen with integrated appliances. The sitting/dining area benefits from a feature brick open fireplace, 2 storage cupboards and a set of French doors leading to the garden.

From the sitting/dining area a staircase rises to the first floor to a spacious landing, there are 3 double bedrooms and a family bathroom comprising a luxury modern white suite with an enclosed bath and a separate shower cubicle.





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Outside the property benefits from an allocated parking space, a designated brick built bin/cycle store and a courtyard garden that wraps around the property which is mainly paved with a small area of lawn.

EPC rating B & Council tax band E

Services: Gas fired central heating and mains drainage


The town centre is within a short walking distance, offering a comprehensive range of shopping and leisure facilities including numerous bars/restaurants, a cinema, public library, supermarkets and a popular leisure centre. Uckfield railway station is nearby providing a swift rail service to London with additional rail services available at Haywards Heath, approx 11 miles, providing a faster rail service, London Victoria in 47 mins. Uckfield boasts a wide selection of schools for all age groups including a sixth form community college with additional schooling at nearby Ardingly, Brighton, Bede's, St Leonards, Cumnor House, Great Walstead and Rodean. Sporting and recreational facilities are within close range including golf courses at the East Sussex National course and the Royal Ashdown at Forest Row. Both Haywards Heath and Eastbourne hospitals are within striking distance as is the breathtaking Ashdown Forest, the inspiration behind A.A Milne's Winnie The Pooh Books, providing extensive scenic walks and bridle paths.

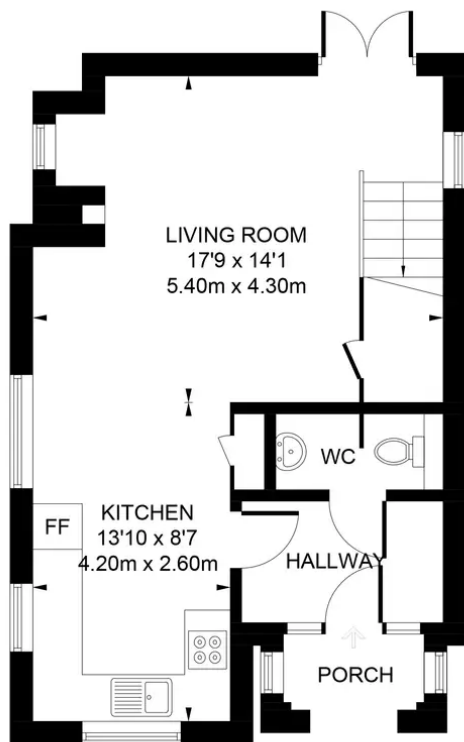


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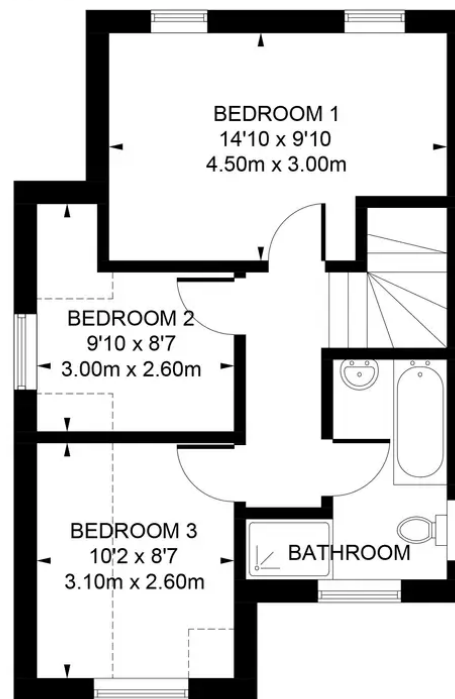
Approximate Gross Internal Area = 904 sq ft / 84.0 sq m



 = Reduced headroom below 1.5m / 5'0



GROUND FLOOR



FIRST FLOOR

Illustration for identification purposes only, measurements are approximate, not to scale. [www.enviromapltd.co.uk](http://www.enviromapltd.co.uk) (ID1008803)

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