



92 Framfield Road, Uckfield, TN22 5AT

Offers in Region of **£325,000**

**MANSELL
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92 Framfield Road

Uckfield

A beautifully characterful 2 bedroom Victorian house much improved to provide a stunning open plan downstairs delightfully combining the traditional and contemporary with a modern kitchen, impressively long garden with summer house/office, generous bedrooms and parking.

This charming home benefits from light and spacious accommodation which has been recently modernised while retaining a wealth of period features and offers in brief; a bay fronted living room with a log burning stove flowing through into the spacious dining area, a modern kitchen with a range of matching shaker style units to eye and base level and a door to a rear porch which in turn leads to the impressive rear garden.

From the dining area a staircase rises to the first floor offering a generous second bedroom, a modern bathroom with shower above the bath and heated towel rail and a spacious main bedroom.

Outside the garden is a particular feature boasting an impressive length which is mainly laid to level lawn with a seating terrace immediately adjoining the rear of the property, a recently built and fully insulated summer house/office/annex with power and water is at the far end of the garden. An additional seating terrace immediately adjoins the summer house covered by a pergola.





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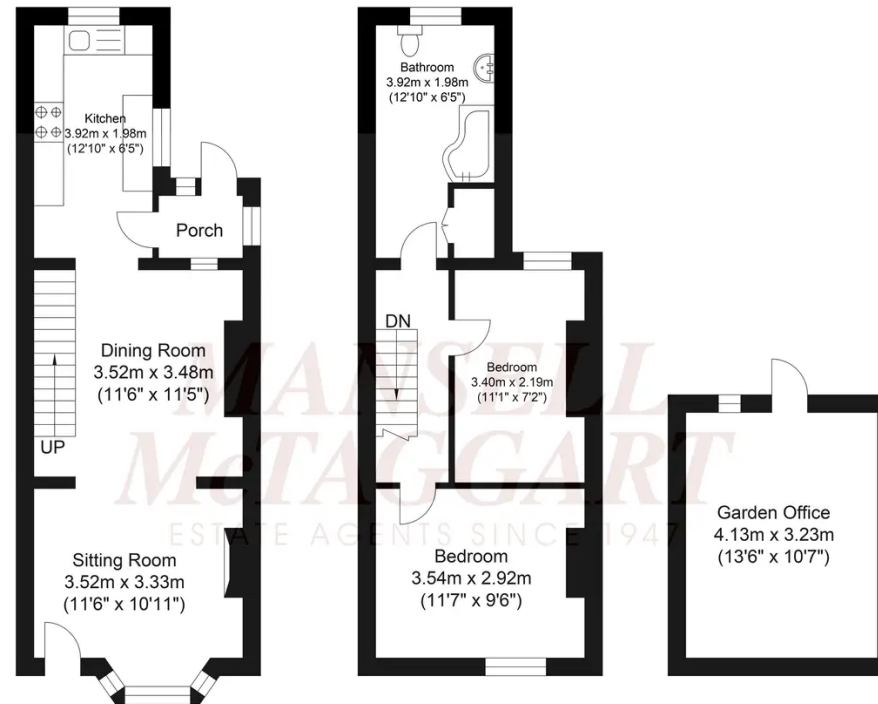
EPC Rating: TBC & Council Tax Band: C

Gas central heating & mains drainage

Freehold

Framfield Road is centrally situated within a short walking distance of Uckfield town centre which offers comprehensive range of shopping and leisure facilities including numerous bars, restaurants, a public library, cinema, supermarkets and numerous shops and boutiques. Uckfield railway station is also within walking distance offering rail services to London in just over an hour. The nearby A272 offers swift vehicular access to Haywards Heath, which also offers fast and regular commuter train to London (Victoria/ London Bridge both approx. 47 minute). Additionally, there is good access to the motorway network A/M23 (approximately 18/19 miles). The area is renowned for its quality schooling in both the private and state sectors, nearby public schools include Tonbridge and Sevenoaks, Holmwood house preparatory school at Langton Green, Beechwood, The Mead and St Leonards girls' school at Mayfield. The breathtaking Ashdown Forest is within close proximity, the inspiration behind A.A Milne's Winnie the Pooh books, offering vast scenic walks and exceptional riding with its 6,000 acres of rolling countryside and woodland.





Ground Floor
Approximate Floor Area
364.03 sq ft
(33.82 sq m)

First Floor
Approximate Floor Area
336.15 sq ft
(31.23 sq m)

Outbuilding
Approximate Floor Area
143.59 sq ft
(13.34 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 65.05 sq m / 700.19 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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