



## Ground Floor Flat, Aysgarth, 20 New Town

Uckfield, TN22 5DD

Guide Price £350,000 – £380,000

**MANSELL  
McTAGGART**  
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# Ground Floor Flat,

Aysgarth, Uckfield

- Ground floor flat
- Private garden
- 2 bedrooms
- Wealth of period features
- Garage
- Over 1,200 sq ft
- Close to town centre
- Kitchen diner
- Summer house
- Conservatory

A deceptively spacious and highly characterful 2 bedroom ground floor Edwardian garden apartment boasting a wealth of period features, a generous garden and a garage within a short walk of the town centre offering over 1,200 sq ft of accommodation.

This unique property has seen significantly improved by the current owners and benefits from, in brief, on the ground floor; an entrance hallway, a spacious kitchen diner with a range of matching units to eye and base level with all appliances staying, a utility area with an external door, a large bay fronted main bedroom with a feature fireplace, a second double bedroom with a feature fireplace, a modern family bathroom with a shower above the bath, a large living room with an open fireplace and access to the conservatory which in turn has double doors opening onto the rear garden.







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Outside the rear garden is mainly paved with areas of lawn interspersed with mature flowers and shrubs, a large summerhouse benefits from power and light and a personal door provides access to the rear of the garage.

The front of the property is approached via a gravel path leading to the covered entrance.

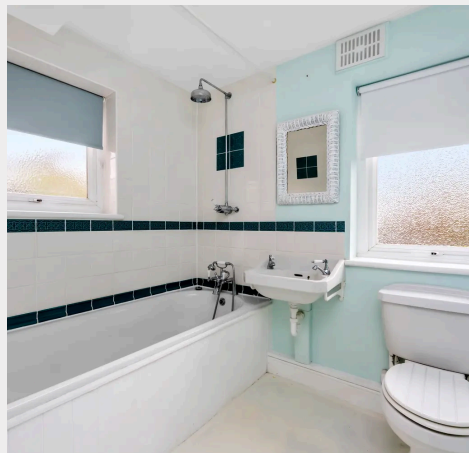
Council tax band: C

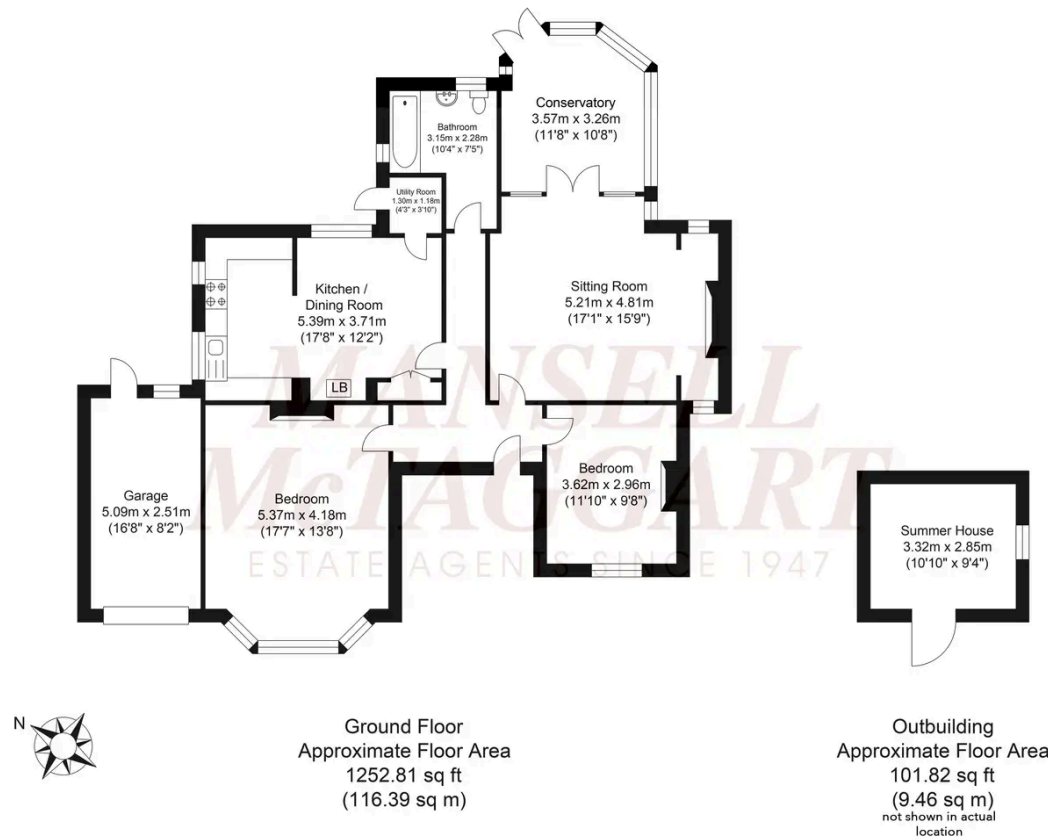
EPC Rating: D

Gas central heating and mains drainage

Leasehold 143 years remaining no formal service charge

The property is situated close to the heart of Uckfield High Street as well Victoria Pleasure Ground providing sporting facilities including football pitches, tennis courts, a cricket pitch, a basketball court, a play park and club house. Uckfield town offers a range of facilities which include a public cinema, library, supermarkets, several bars/restaurants and a variety of shops and stores providing day to day needs are within a short and convenient stroll. 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 a fast and regular commuter train service to London (Victoria/London Bridge both approx. 47 minutes).





Approximate Gross Internal Area (Excluding Outbuilding) = 116.39 sq m / 1252.81 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Uckfield

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