



1 Highlands Avenue, Ridgewood,

Uckfield, East Sussex, TN22 5TD

Guide Price **£450,000 – £475,000**

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1 Highlands Avenue

Ridgewood, Uckfield

A beautifully positioned 3 bedroom 2 bathroom detached chalet style home, occupying a generous plot of 0.20 of an acre enjoying stunning far reaching views towards the countryside, with a driveway to one side and a detached garage. Situated within walking of public inn, town centre and railway station.

Aubade is an attractive family home which enjoys an impressively large, secluded rear garden and stunning far reaching rural views mostly enjoyed from the first floor. The accommodation is versatile, arrange over 2 storeys with a bedroom and bathroom on the ground floor and two bedrooms and a shower room found on the first floor.

The property is entered via a central hallway, which has two built-in cupboards and a family bathroom room found nearby. There is a bay fronted double bedroom and continuing from the hallway is a spacious sitting room with large picture window overlooking the garden and a personal door provides access. The kitchen/dining room is largely open plan. The kitchen is fitted with a matching range of units with space for a gas cooker. A door gives access to a useful lead-to utility room.

- Beautifully positioned detached chalet style home
- Stunning plot of 0.20 of an acre
- Enjoying stunning far reaching views
- 2 bathrooms
- Ground floor bedroom
- Walking distance of the public inn, town centre and railway station
- Large secluded garden





1 Highlands Avenue

Ridgewood, Uckfield

On the ground floor there is a generous inner hallway which provides a study area and a staircase rising to the first floor landing which provides a shower room. The principal bedroom enjoys far reaching rural views and has a walk-in wardrobe. Bedroom three benefits from a built-in wardrobe with access to eave storage.

Outside, the front of the property is approached via a covered entrance. The driveway is to one side and in turns leads to the detached garage. The rear garden is predominately laid to lawn and flanked by mature beds. A timber shed lies to one side. The whole enjoying a good degree of seclusion and within 0.20 of an acre.

The property is within close proximity to the Victoria leisure grounds and within walking distance of Uckfield High Street which offers a comprehensive range of shopping and leisure facilities. Uckfield offers a vast array of schools for all age groups including a sixth form community college with additional facilities including a cinema, a railway station with services to London, several bars/restaurants and a popular leisure centre.

Council Tax band: E

EPC D

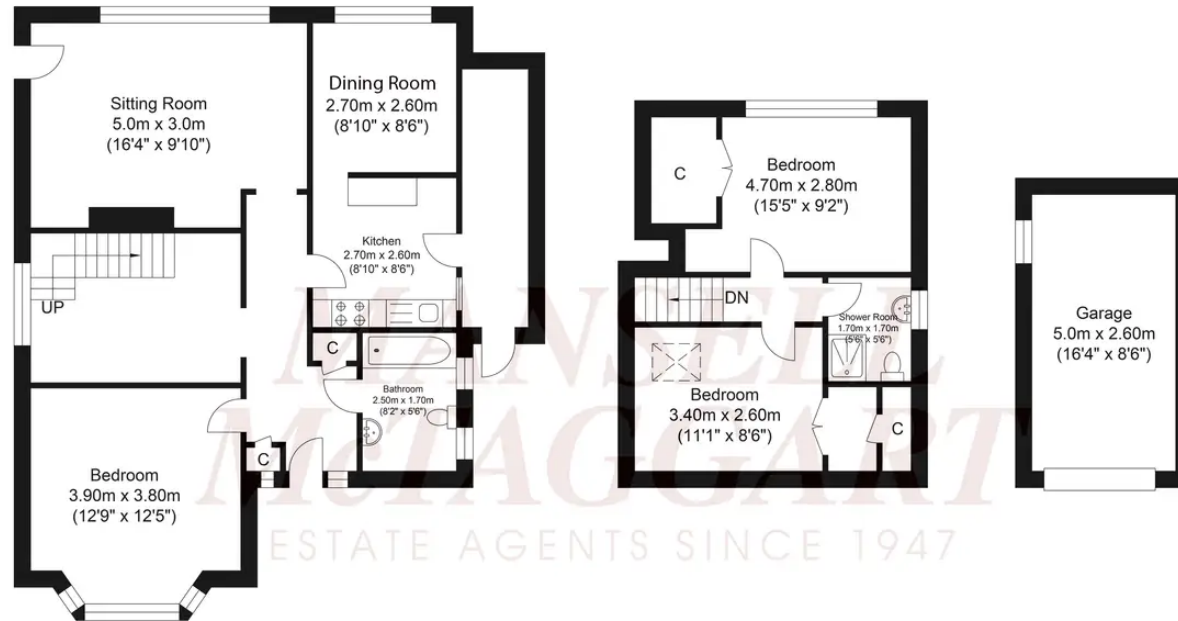
GFCH

Mains drainage

Tenure: Freehold



- Beautifully positioned detached chalet style



Ground Floor
Approximate Floor Area
824.08 sq ft
(76.56 sq m)

First Floor
Approximate Floor Area
328.62 sq ft
(30.53 sq m)

Garage
Approximate Floor Area
139.93 sq ft
(13.0 sq m)

Approximate Gross Internal Area (Excluding Garage) = 107.09 sq m / 1152.70 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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