



## 26b New Road, Ridgewood

Uckfield, East Sussex, TN22 5TG

Offers in Region of **£285,000**

**MANSELL  
McTAGGART**  
Trusted since 1947

## 26b New Road

Ridgewood, Uckfield

A three bedroom mid terrace family home in need of modernisation, enviably positioned on this quiet, residential road on the southern outskirts Uckfield town centre, enjoying a beautiful view across the neighbouring allotments and countryside beyond.

This is an excellent opportunity to acquire a spacious home in a highly desirable location in need of modernisation.

The property is available with no onward chain and benefits from, in brief, on the ground floor; an entrance hall leading to: the kitchen, a downstairs WC and a living room diner with patio doors opening onto the westerly facing garden and a large under stairs cupboard.

From the entrance hallway staircase rises to the first floor offering; a spacious main bedroom with fitted wardrobes, a good size double second bedroom, a family bathroom and a generous single bedroom.

Outside, there is a westerly facing garden to the rear with steps leading up to a personal door for the garage on block .

The front of the property is approached via a walled front garden leading to a covered entrance.





## 26b New Road

Ridgewood, Uckfield

Council tax band: D

EPC: D

Mains gas and mains drainage.

New Road is pleasantly positioned on the southern outskirts of Ridgewood accessed via Eastbourne Road or Lewes Road within walking distance of the public Inn and post office. Uckfield town centre is close by offering a vast array of shops and leisure facilities including a public library and cinema, several bars and restaurants, supermarkets and a popular leisure centre, as well as schooling for all ages including a sixth form community college. The nearby A272 offers swift vehicular access to Haywards Heath and the surrounding areas which also offers a fast and regular service to London (Victoria and London Bridge both approx 47mins) and the motor way network the A/M23 the latter lying west of either Bolney or Warninglid. The coastal resorts of Eastbourne and Brighton city centre are also within driving distance of approx 18/19 miles respectively. The spectacular 6,500 acre Ashdown Forest, the inspiration behind A.A Milne's Winnie The Pooh books, is also within close proximity offering extensive scenic walks and bridle paths.



# New Road, Uckfield, East Sussex, TN22

Approximate Gross Internal Area = 893 sq ft / 83.0 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1029 sq ft / 95.6 sq m

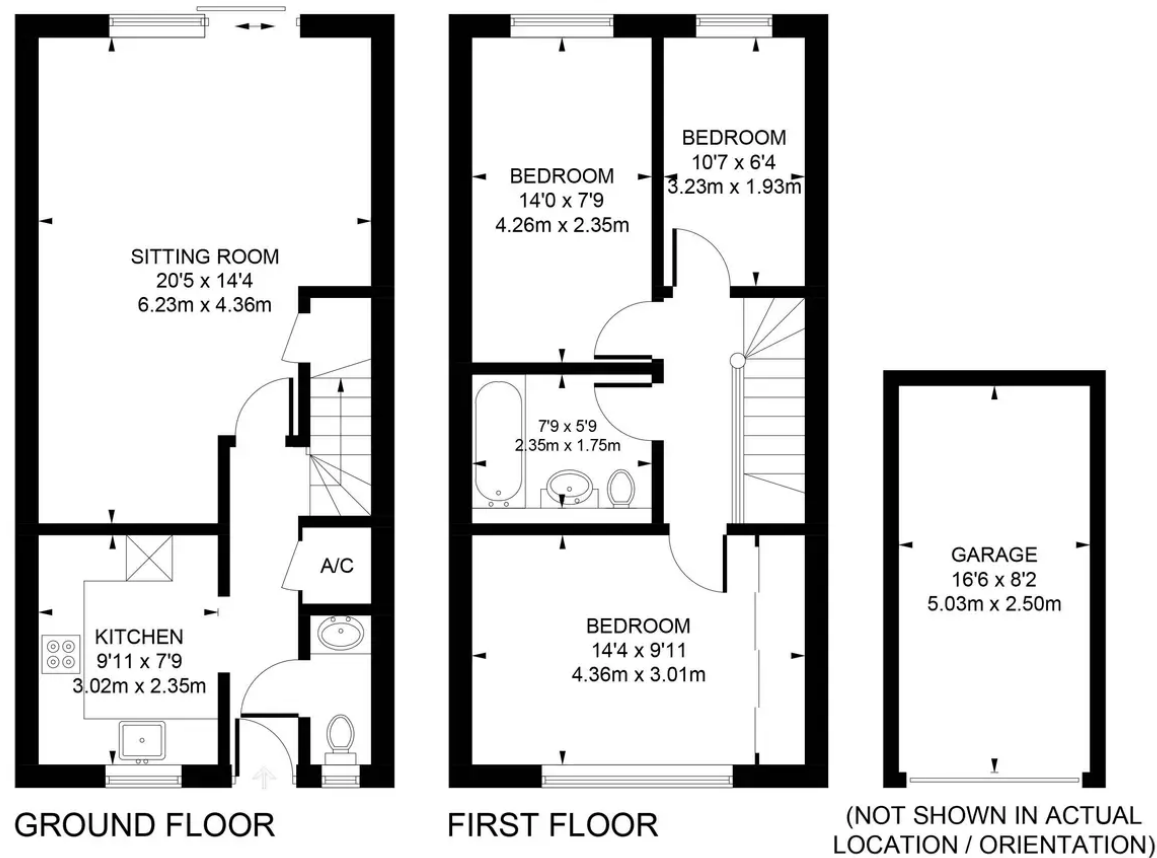


Illustration for identification purposes only, measurements are approximate, not to scale. [www.enviromapftd.co.uk](http://www.enviromapftd.co.uk) (ID1084380)

## Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street - TN22 1RD

01825 760770

[uf@mansellmctaggart.co.uk](mailto:uf@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/uckfield](http://www.mansellmctaggart.co.uk/branch/uckfield)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.