



3 Harlands Mews, Uckfield
Uckfield

Offers in Region of **£700,000**

**MANSELL
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3 Harlands Mews

Uckfield, Uckfield

A light and spacious 5 bedroom 3 bath/shower room detached house with an integral double garage in this highly sought-after gated community 3/4 of a mile to Uckfield town centre with its comprehensive range of shopping and leisure facilities and mainline station.

This delightfully family home boasts over 1,800 square feet of accommodation and benefits from, in brief, on the ground floor: an entrance hall, a living room with double doors opening onto the outside seating terrace, a separate dining room with a bay, a downstairs WC, a useful study with a built-in desk and shelving units and an impressive kitchen diner with a range of matching units to eye and base level, double doors to the rear garden and a personal door to the integral double garage which offers power, light and water.

From the entrance hallway a staircase rises to the first floor offering a principle bedroom with en-suite shower room, a second en-suite bedroom with fitted wardrobes, 3 further double bedrooms two of which have with fitted wardrobes and a family bathroom.

Outside the rear garden is a particular feature, mainly laid to level lawn bordered by well stocked flower beds boasting specimen plants, trees and shrubs. A seating terrace immediately adjoins the rear of the property with a side gate providing access front to rear.

EPC D

Council Tax Band F

Mains drainage

GFCH





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Harlands Mews is a gated development of executive style homes forming part of the highly sought after Harlands Farm development.

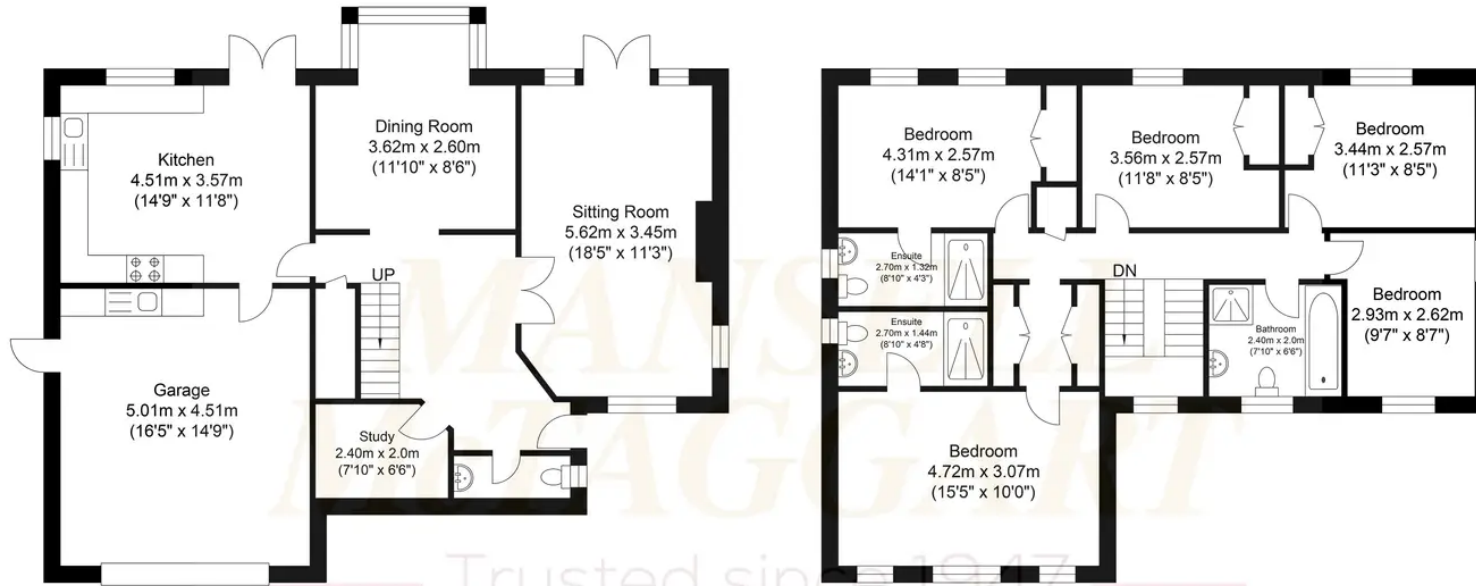
The popular Harlands Primary School is within walking distance as are several playing fields/recreation areas. Uckfield town centre is close by offering a vast array of shops and leisure facilities including a public library and cinema, several bars and restaurants, supermarkets and a popular leisure 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.

Tenure: Freehold





Ground Floor
Approximate Floor Area
978.33 sq ft
(90.89 sq m)

First Floor
Approximate Floor Area
851.74 sq ft
(79.13 sq m)

Approximate Gross Internal Area (Including Garage) = 170.02 sq m / 1830.08 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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