



85 Nevill Road, Uckfield

Offers in Region of **£320,000**

**MANSELL  
McTAGGART**  
Trusted since 1947



# 85 Nevill Road

Uckfield

A CHAIN FREE light and spacious 3 bedroom terraced family home beautifully positioned in this sought-after family development a short walk from the local amenities, schooling for all age groups, Buxted Park and the town centre.

This superb home is offered with no onward chain and benefits from, in brief, on the ground floor: an entrance hall, a living room, a dining area with double doors opening onto the outside seating terrace, a kitchen with a range of matching units to eye and base level and a door to the rear garden.

From the entrance hall a staircase rises to the first floor offering, a generous principle bedroom with delightful far reaching views across the neighbouring countryside, a second double bedroom, a modern family bathroom with a shower above the bath and a generous single bedroom with beautiful views.

- CHAIN FREE
- 3 bedrooms
- Private low maintenance garden
- Large front garden
- Close to local shops
- Potential for driveway
- Close to town centre
- Beautiful far-reaching views







## 85 Nevill Road

### Uckfield

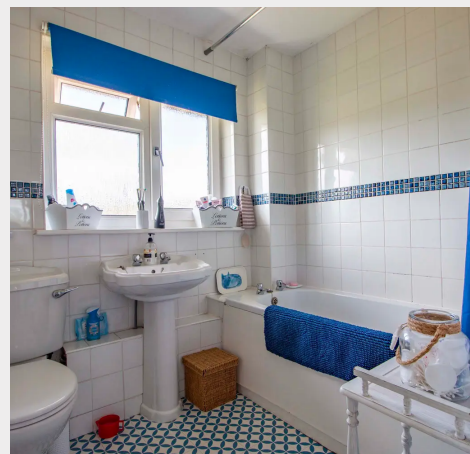
Outside the rear garden is very private and landscaped for low maintenance with a seating terrace immediately adjoining the rear of the property and a gate providing rear access. The front of the property is approached via a long front garden with potential to put in a driveway.

Nevill Road forms part of the popular Manor Park development within a short walk of the leisure centre, local primary school, community 6th Form College, Buxted Park/open countryside. There is a small parade of shops also within walking distance offering day-to-day conveniences including Tesco Express with a more comprehensive range of shopping facilities available in Uckfield High Street which also boasts a wide variety of bars and restaurants, together with a railway station offering services to London/direct line to London Bridge (Uckfield station to London Bridge 1hr 10mins). 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). Additionally, there is good access to the motorway network A/M23 (approximately 18/19 miles). The picturesque Ashdown Forest, the inspiration behind A.A Milne's Winnie The Pooh books can be found to the north.

Council tax band: C

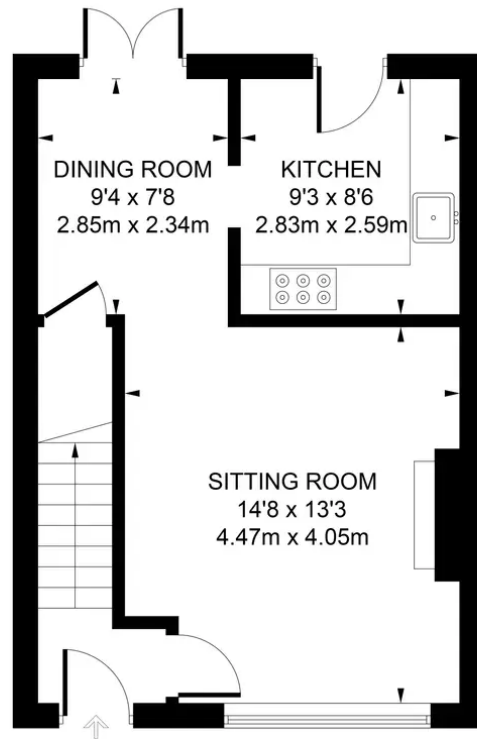
EPC: TBC

Gas central heating and mains drainage

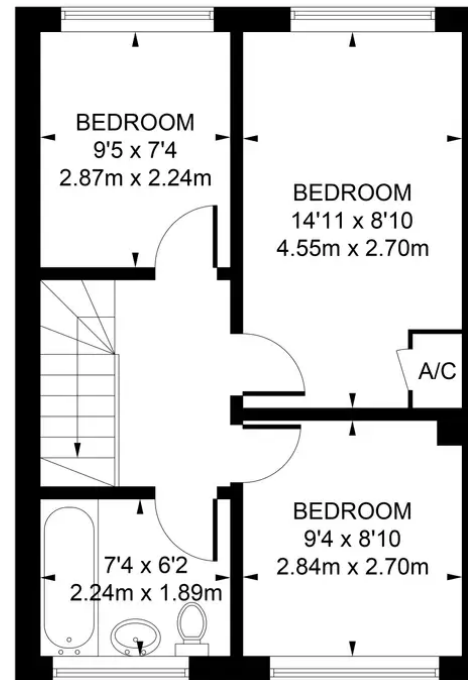


## Uckfield, East Sussex, TN22

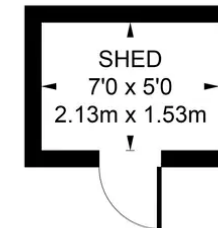
Approximate Gross Internal Area = 834 sq ft / 77.5 sq m  
Shed = 35 sq ft / 3.3 sq m  
Total = 869 sq ft / 80.8 sq m



GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate,  
not to scale. [www.enviromapLtd.co.uk](http://www.enviromapLtd.co.uk) (ID1095863)

## Mansell McTaggart Uckfield

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