



39B Harcourt Road, Uckfield

£350,000 - £375,000

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39B Harcourt Road

Uckfield

An exceptionally finished and beautifully characterful 3 double bedroom 2 bath/shower room Victorian maisonette much improved by the current owners to provide a stunning family home combining the traditional and contemporary with a generous private garden and driveway enviably positioned a short walk from the town centre with its comprehensive range of shopping leisure facilities and mainline train station.

This charming home benefits from light and spacious accommodation which has been recently modernised by the current owners while retaining a wealth of period features and offers, in brief, on the ground floor; an entrance hall with storage for coats and shoes and a staircase rising to the first floor boasting a bay fronted living room with log burning stove, a kitchen breakfast room with a range of matching units to eye and base level and a door to the rear garden, two generous double bedrooms, a beautifully fitted bathroom and separate WC.

From the first floor landing a staircase rises to the second floor offering an impressive principle bedroom suite with fitted wardrobes, eaves storage and a spacious en-suite shower room.

Council tax band: B

EPC: C

Leasehold with the remainder of a 999 year lease and ownership of the freehold to the building.

Mains gas and mains drainage





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Outside the rear garden is accessed via the external staircase from the kitchen, the garden is very private and a generous size with a timber shed and summerhouse.

The front of the property is approached by a private driveway with parking for several vehicles with an external staircase rising to the private kitchen entrance, a path also leads through the front garden to the front door.

Harcourt Road is a sought-after road with beautiful Victorian homes in a centrally situated location within short walking distance of Uckfield town centre which offers a comprehensive range of shopping and leisure facilities including numerous bars/restaurants, a public library, cinema, supermarkets and numerous shops and boutiques.

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). Additionally, there is good access to the motorway network A/M23 (approximately 18/19 miles). The picturesque Ashdown Forest can be found to the north of Nutley village and these fine open areas offer extensive walking and riding as well as the world famous 'Pooh Bridge' the inspiration behind A.A Milne's Winnie The Pooh books.



Harcourt Road, Uckfield, East Sussex, TN22

Approximate Gross Internal Area
126.5 sq m / 1362 sq ft

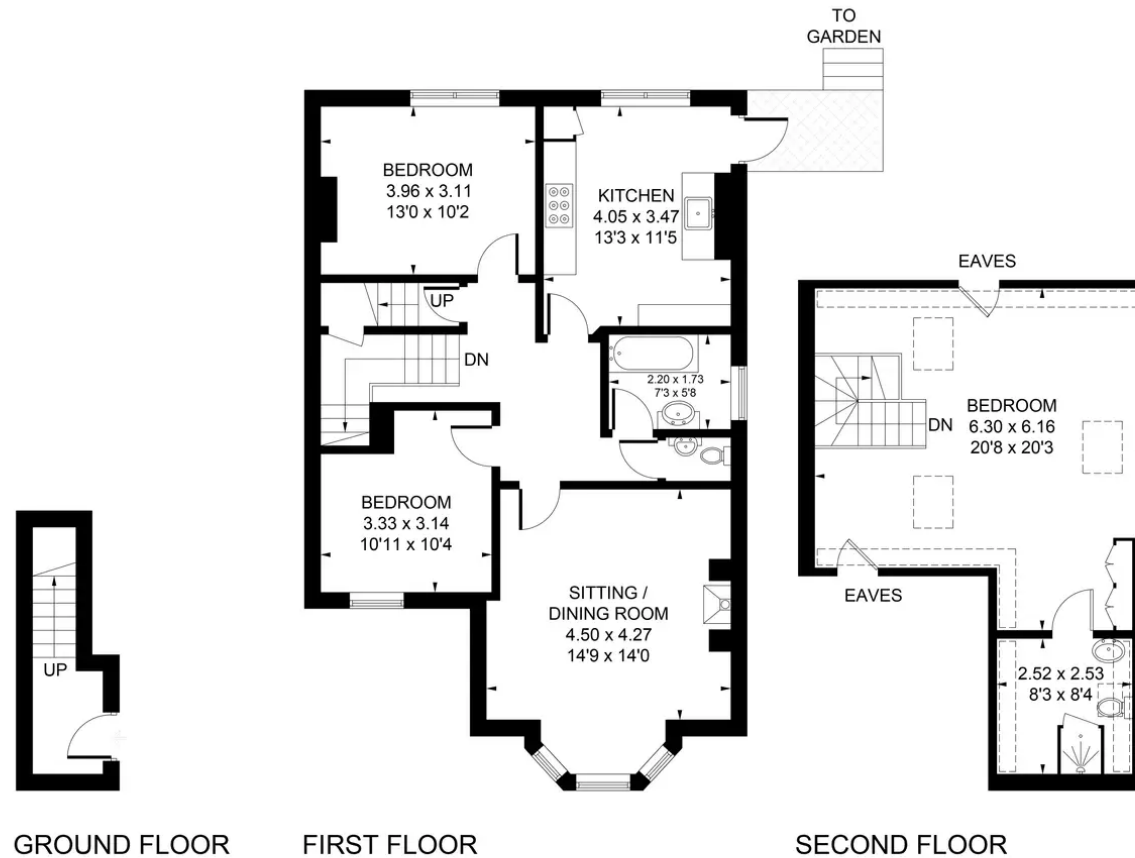


Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromapLtd.co.uk (ID1095422)

Mansell McTaggart Uckfield

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

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

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