



**39a High Street, Uckfield**  
Uckfield

Offers in Region of **£250,000**

**MANSELL  
McTAGGART**  
Trusted since 1947



# 39a High Street

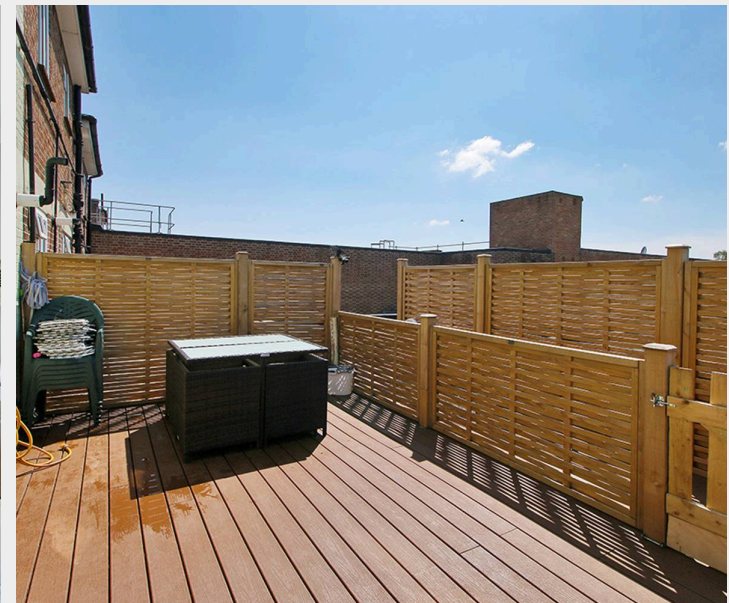
## Uckfield

A bright and spacious three bedroom duplex maisonette enviably positioned in the heart of Uckfield, benefitting from 'sun-trap' westerly terrace, impressive open plan kitchen/dining/living room, recently renovated and UPVC double glazed windows.

This unique property is currently tenanted for £1,100 pcm with an increase agreed to £1,200 from January 2025 and has been tastefully modernised to provide a stunning kitchen with integrated appliances, beautifully fitted bathroom, gas central heating and delightful westerly terrace, the property can be accessed by either the high street or the rear entrance from Bellfarm Lane both of which take you to the spacious outside seating terrace and front door.

Inside, on the ground floor, benefits from; a stunning kitchen with a range of matching units to eye and base level and integrated appliances. An impressive living room/diner with two windows providing lots of natural light, the entrance hallway offers a useful large under-stairs cupboard and a staircase rising to the first floor.

- Beautifully fitted bathroom
- Recently renovated
- Spacious duplex maisonette
- Long lease
- Stunning kitchen
- Impressive open plan kitchen/dining/living room
- 3 generous bedrooms
- Private west facing terrace
- Central location







## 39a High Street

Uckfield

The first floor boasts a substantial master bedroom with a built-in cupboard and large window, a further large double bedroom, a beautifully fitted bathroom with shower above the bath and large storage cupboard and a further generous bedroom. Outside offers an excellent west facing seating terrace which has been professionally landscaped recently to provide a substantial seating area with composite decking and privacy fencing.

EPC: D.

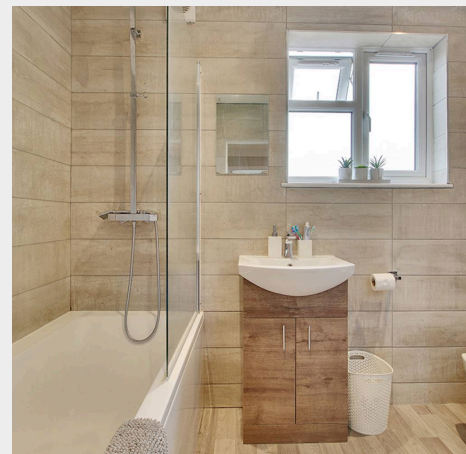
Council tax band: B

Maintenance cost approximately - £250 a year

Lease - 121 years, end date is 28th July 2145

note: The photographs were taken prior to the tenants moving in.

Situated in a desirable central location within Uckfield Town Centre which offers a comprehensive range of shopping and leisure facilities including numerous bars/restaurants, a cinema and public library, supermarkets as well as a railway station offering services to London. The area is well served with a wide selection of schooling for all ages including a sixth form community college. Railway stations within the area can be found at nearby Uckfield (London Bridge approx. 1hr 07mins.) The picturesque Ashdown Forest can be found to the north at nearby Nutley village offered extensive walking and riding and other outdoor pursuits.

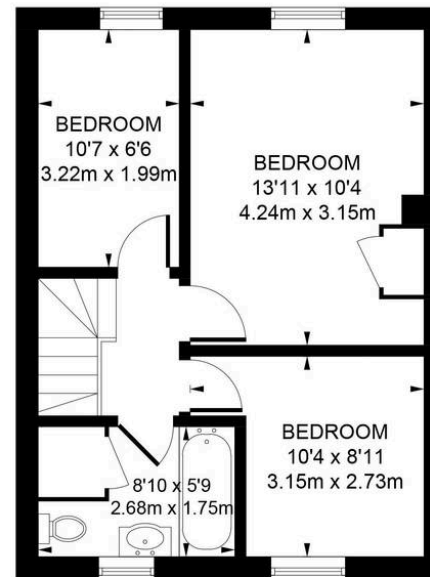


# Uckfield, East Sussex, TN22

Approximate Gross Internal Area = 74 sq m / 796 sq ft



**GROUND FLOOR**



**FIRST FLOOR**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID768782)

## Mansell McTaggart Uckfield

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