



4 Central Parade, High Street, Maresfield. TN22 2EN

Uckfield

Guide Price £585,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

4 Central Parade High Street

Maresfield, Uckfield

A beautifully finished 5/6 bedroom, 2 bath/shower room family home enviably positioned in the heart of this picturesque country village on the outskirts of the Ashdown Forrest, boasting a highly regarded village primary school, recreation ground, village store, village hall, church and the recently refurbished Chequers Inn among many other facilities. This deceptively spacious property offers over 2,000 sq ft and benefits from, in brief, on the ground floor; an entrance vestibule leading to the hallway with a downstairs WC, an impressive 26 ft living room with a log burning stove, a magnificent 30 ft L shaped kitchen diner with a range of matching to eye and base level, integrated appliances, access to the integral garage and two sets of double doors opening onto the outside seating terrace.

From the entrance hall a staircase rises to the first floor, offering; a spacious principle bedroom with a range of fitted wardrobes and modern ensuite shower room, 4 further double bedrooms, a beautifully fitted 4 piece bathroom with a double ended bath and separate shower cubicle and a study/bedroom 6.

Outside the West facing rear garden is a particular feature, mainly laid to level lawn with a large seating terrace immediately adjoining the rear of the property and a timber workshop/studio to the far end of the garden also benefitting from a log burner. A gate provides side access front to rear and a further gate to the rear of the garden provides access to Maresfield Park.





4 Central Parade High Street

Maresfield, Uckfield

Central Parade is pleasantly positioned in the heart of this highly sought after village forming part of the conservation area. Maresfield offers a strong sense of community spirit and has several public facilities including a highly regarded village primary school, a village store, a village hall, a picturesque church and a recently refurbished Chequers Inn.

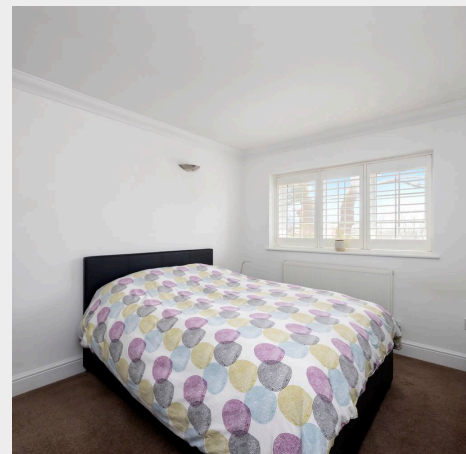
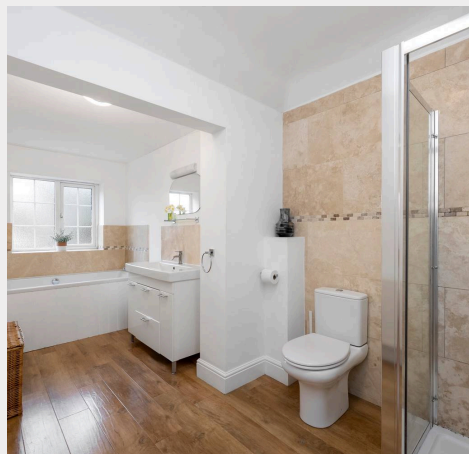
There are fine rural walks available nearby whilst a comprehensive range of shopping and leisure facilities can be found in nearby Uckfield, which offers numerous bars/restaurants, individual shops, a public library, railway station and several supermarkets. Additional railway services can be found at nearby Buxted offering services to London in just over an hour, whilst the nearby A272 provides swift vehicular access to Haywards Heath and a faster commuting service to London (London to Victoria in approx. 47 minutes). The coastal resorts of Eastbourne and Brighton are also easily accessible, as is the breath taking 6,500 acre Ashdown Forest, with its vast scenic walks and bridle paths, (the inspiration behind A.A Milne's Winnie the Pooh books.)

£600,000-£615,000

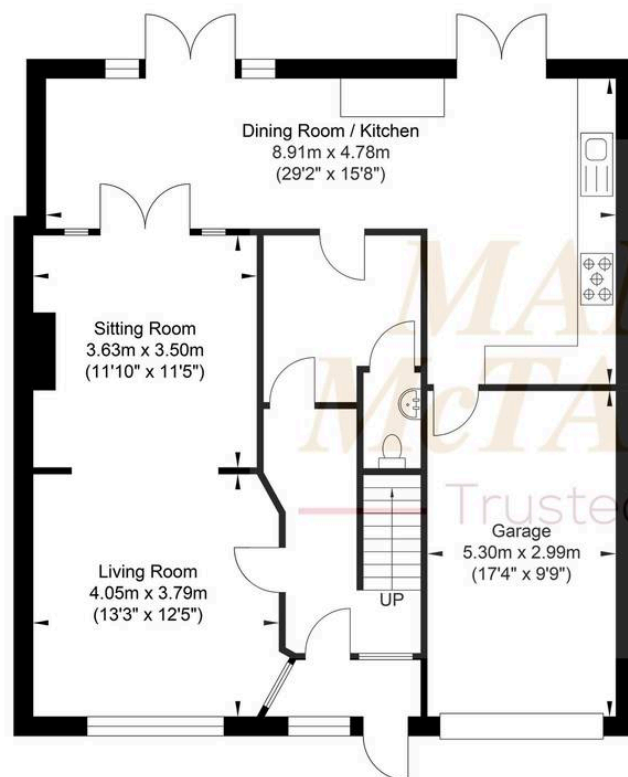
EPC- C

Council tax band- E

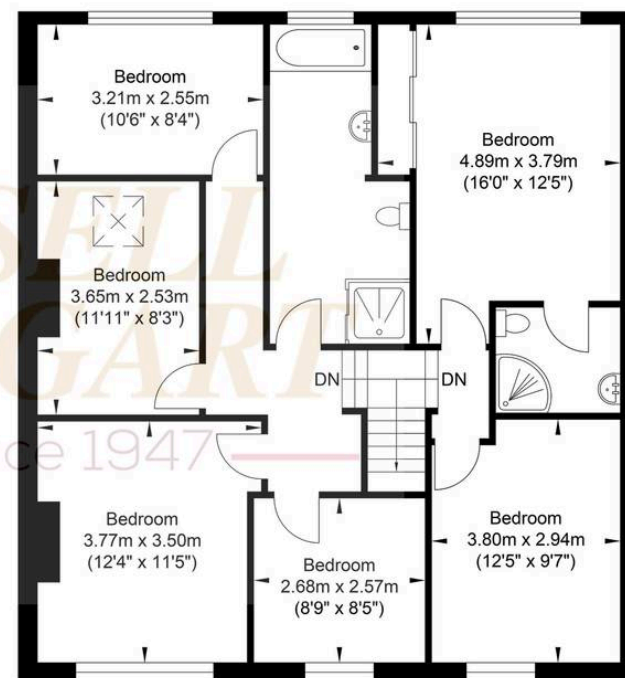
Mains gas and mains drainage



Central Parade



Ground Floor
Approximate Floor Area
972.41 sq ft
(90.34 sq m)



First Floor
Approximate Floor Area
977.68 sq ft
(90.83 sq m)



Approximate Gross Internal Area (Including Garage) = 181.17 sq m / 1950.09 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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

01825 760770

uf@mansellmctaggart.co.uk

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.