



**Flat 2, 25 London Road, Uckfield**  
Uckfield

Guide Price **£200,000 – £225,000**

**MANSELL  
McTAGGART**  
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## Flat 2

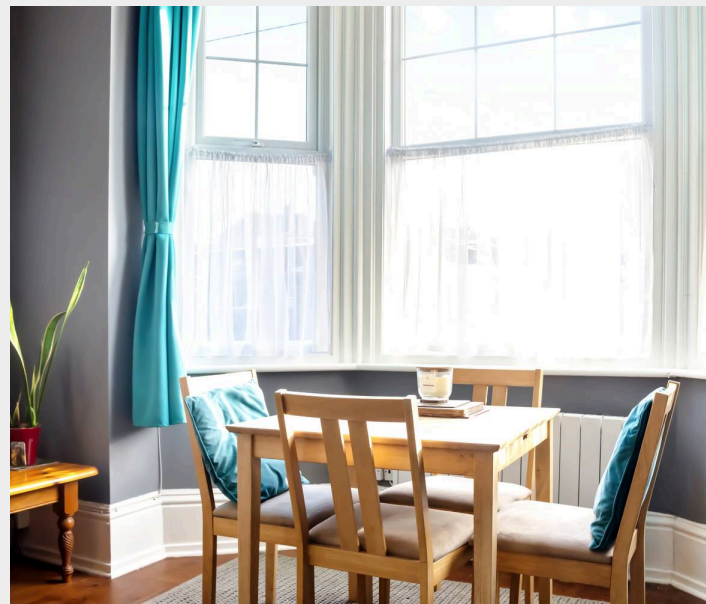
25 London Road, Uckfield

An outstanding and characterful one bedroom ground floor flat with a large communal garden and allocated space. Situated within walking distance of the high street and mainline railway station.

This stunning property has been beautifully improved by the current owners over the years and boasts impressive period features throughout, in particular, the generous size sitting room has a magnificent marble fireplace, high corniced ceiling and attractive bay window. There are high skirting board and leaded light glass continuing through the property. The Upvc double glazed windows have been recently replaced.

The property is entered via a communal entrance, a private door continues through to an entrance hallway, there is the generous size sitting room with all its features, a double bedroom with attractive leaded light windows, a beautifully refitted kitchen and a contemporary refitted shower room.

- An outstanding and characterful property
- Large communal garden
- Allocated parking space
- Sitting room with stunning marble fireplace
- Beautifully improved by the current owner
- Principal bedroom with leaded glass windows
- Walking distance of the high street
- Stunning kitchen and bathroom







## Flat 2

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Outside the front of the property is approached via a gravel driveway and allocated parking space. There is a covered storm porch. The communal garden is laid to lawn and is enclosed by close board fencing, the whole enjoying a good degree of seclusion.

The property is situated on the northern outskirts of Uckfield town centre which offers a comprehensive range of shopping and leisure facilities including a cinema, several bars/restaurants as well as a popular leisure centre. Uckfield boasts a wide selection of schools for all age groups including a sixth form community college.

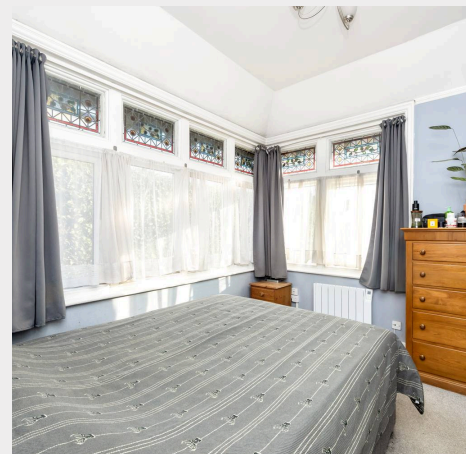
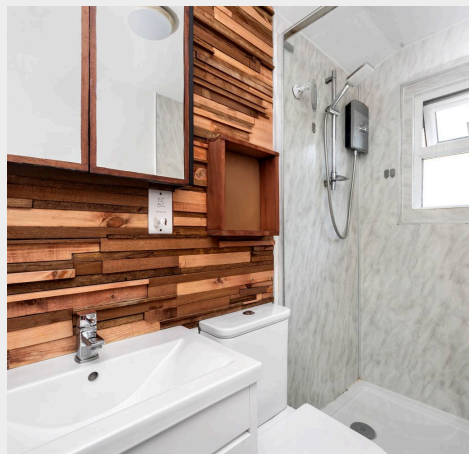
The nearby A272 provides swift vehicular access to Haywards Heath which offers an excellent commuter train service to London (Victoria/London Bridge both approximately 47 mins) whilst the motorway network of the M23/25 is also easily accessed west of Haywards Heath at Bolney village. The coastal resorts of Eastbourne and Brighton city centre are also close by.

Leasehold: 93 years remaining

Council Tax Band: B

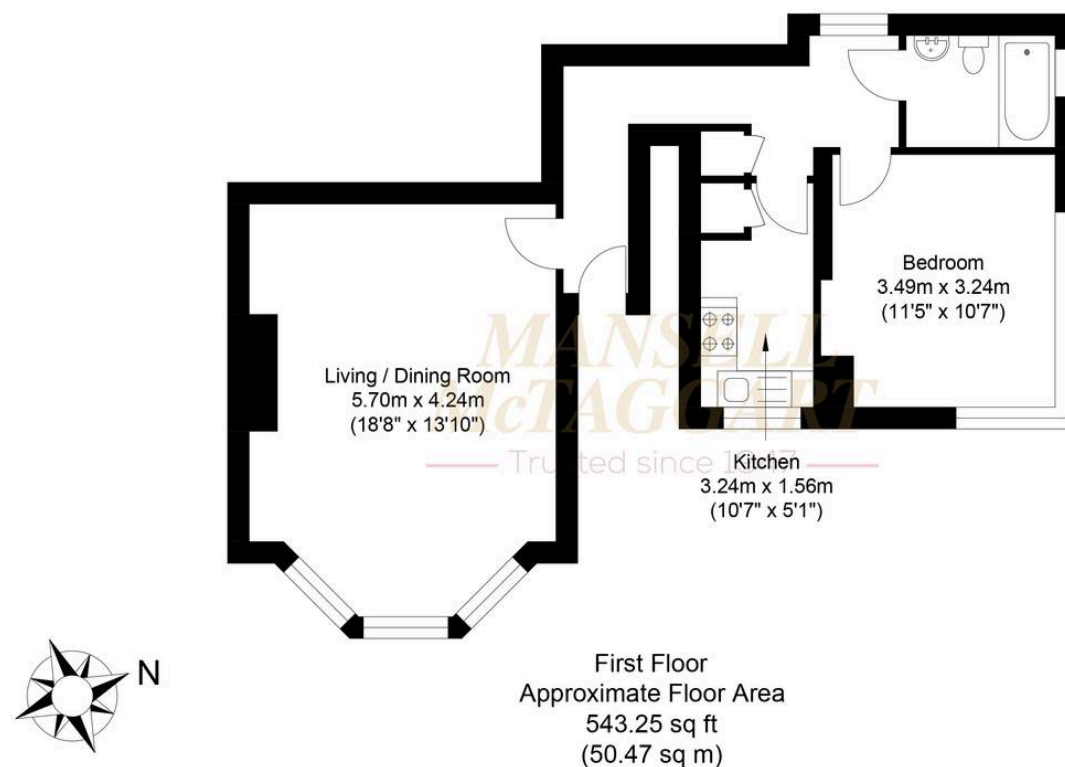
Maintenance and service charge: TBD

EPC Rating: TBD





London Road



Approximate Gross Internal Area = 50.47 sq m / 543.25 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

## Mansell McTaggart Uckfield

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