



**47 Regency Close, Uckfield**  
Uckfield

Guide price £225,000-£235,000

**MANSELL  
McTAGGART**  
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## 47 Regency Close

Uckfield, Uckfield

A recently redecorated and re-carpeted first floor purpose built flat situated close to the High Street with easy access to the town. Two bedrooms, Separate Kitchen, Double Glazing, Gas central heating surrounded by communal gardens with a single garage found en-bloc.

The property forms part of a sought after block situated in centrally position within the town and walking distance of the high street and railway station. The property has been let over the years and produced a rental income in the region of £995.00 per calendar month.

The property is entered via a communal entrance with a staircase rising to the first floor, there is an entrance hallway, a sitting room, a kitchen fitted with a matching range of units with a built-in oven and ceramic hob, two bedrooms and a family bathroom comprising of a white suite with enclosed bath.

- Council Tax band: C
- Tenure: Leasehold
- A centrally positioned two bedroom flat
- Set behind communal gardens
- Single garage found en-bloc
- Spacious sitting room
- Kitchen
- Family bathroom
- Situated within a short stroll of the town centre





## 47 Regency Close

Uckfield, Uckfield

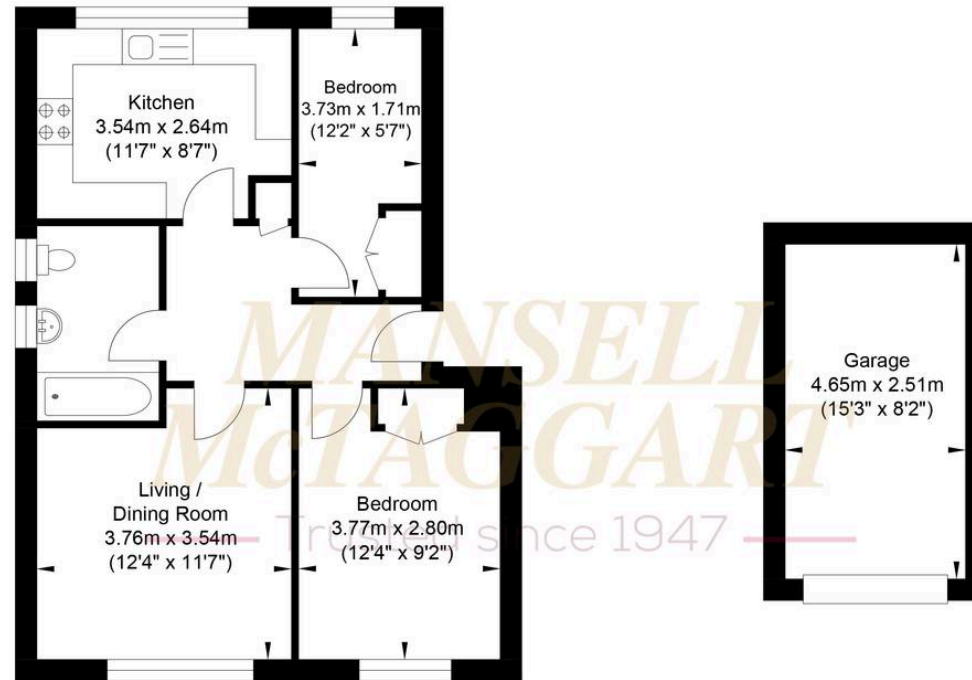
Outside, the front of the property is approached via a central path through the communal gardens. The single garage can be found en-bloc.

Regency close is situated in the central location 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.



- A centrally positioned two bedroom flat
- Single garage found en-bloc
- Convenient first floor location
- Low service and management fees
- Double Glazing & GFCH
- Recently recarpeted
- Long lease

## Regency Close



First Floor Flat  
Approximate Floor Area  
548.95 sq ft  
(51.0 sq m)

Garage  
Approximate Floor Area  
125.61 sq ft  
(11.67 sq m)

Approximate Gross Internal Area (Excluding Garage) = 51.0 sq m / 548.95 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.

## Mansell McTaggart Uckfield

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