



39a Parklands, Maresfield. TN22 2HR
Uckfield

Guide Price **£425,000 – £445,000**

**MANSELL
McTAGGART**
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39a Parklands

Maresfield, Uckfield

A beautifully presented and deceptively spacious 3 bedroom, 2 bath/shower room family home delightfully positioned in the heart of this picturesque Sussex village.

Occupying a generous southerly plot this stunning home benefits from, in brief, on the ground floor; an impressive kitchen dining room with a range of matching units to eye and base level, integrated appliances and double doors opening onto the side of the property, a generous living room with double doors opening onto the large part brick built conservatory which in turn offers access to the outside seating terrace.

The entrance hall offers a downstairs WC, large storage cupboard and staircase rising to the first floor, benefitting from; a principle bedroom with a beautifully fitted en-suite shower room, a second double bedroom, a beautifully fitted family bathroom and a large single bedroom.

Outside the south facing rear garden is a particular feature, mainly laid to level lawn bordered by close board fencing with a timber shed at the far end. The garden is a blank canvas for anyone eager to create their own style space and low maintenance for anyone just wanting somewhere to enjoy the sunshine.





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The front of the property is approached via a private driveway enjoying parking for a number of vehicles, a side gate provides access front to rear.

Parklands is pleasantly positioned in 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 the Chequers Inn.

There are fine rural walks available nearby whilst a comprehensive range of shopping and leisure facilities can be found nearby in 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 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.)



Parkland

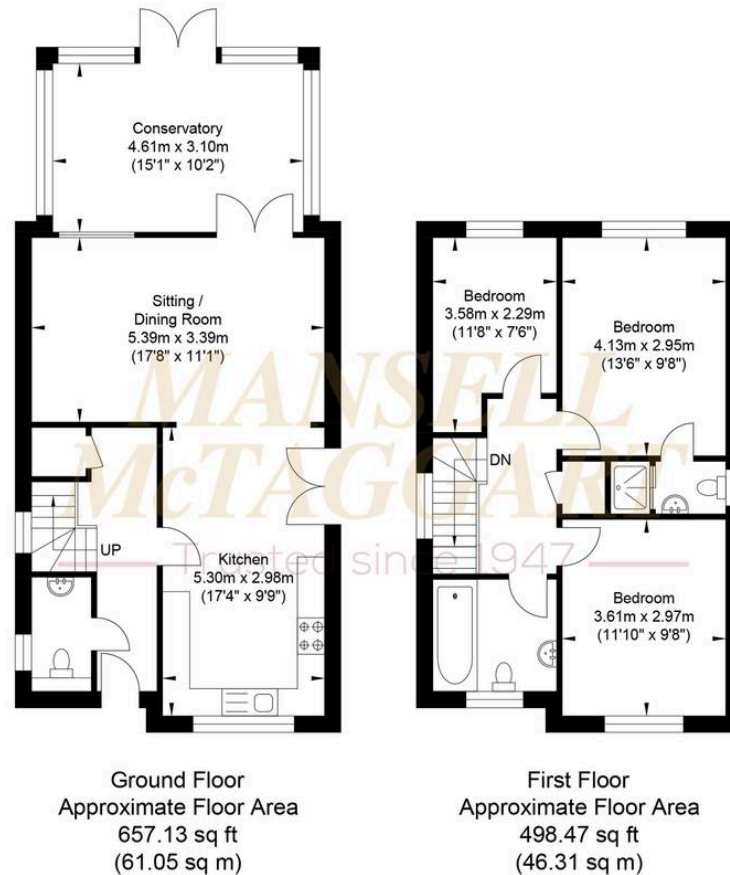


Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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