



1 Preston Grove, Framfield. TN22 5PS

Uckfield

Offers in Region of **£575,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

1 Preston Grove

Framfield, Uckfield

A magnificent 2 bedroom detached bungalow, enjoying a generous plot in a delightful rural position on the edge of the sought-after village of Framfield. Having been significantly improved by the current owners this beautiful property benefits from, in brief; an entrance hall, an impressive kitchen diner with a range of matching units to eye and base level, the dining area features a lantern roof light and bi-folding doors opening onto the seating terrace, a generous L shaped living room with a study area boasting double doors opening onto the seating terrace, this area would lend itself nicely to becoming a third bedroom, a principle bedroom with a range of fitted wardrobes, a 4 piece bathroom with a bath and separate shower cubicle and a second double bedroom.

Outside the westerly garden is a particular feature, mainly laid to level lawn with a stunning seating terrace immediately adjoining the rear of the property.

The front of the property is approached via a private driveway affording parking for a number of vehicles, a path through the pretty front garden provides access to the front door.

Council Tax band: D

EPC Rating: TBV

Electric heating and mains drainage





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Preston Grove is a quiet cul-de-sac situated on the outskirts of the popular village of Framfield. Local facilities include a renowned public house and the highly regarded village primary school as well as a historic village church.

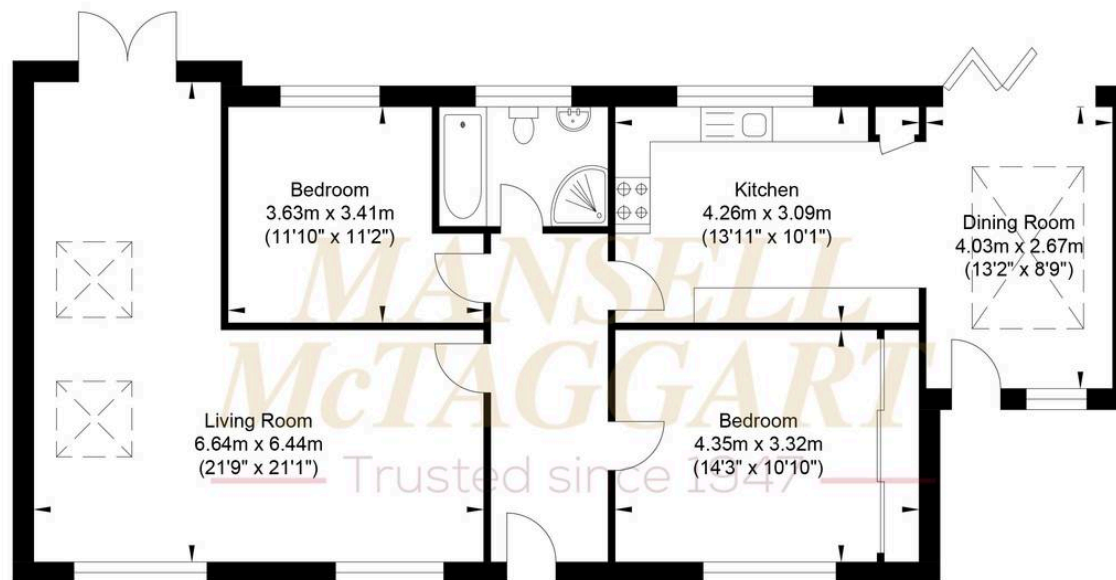
There is a bus route/service which provides access to the nearby Uckfield town centre which offers a vast array of shops and leisure facilities including a public cinema and library, several bars and restaurants, supermarkets and a popular leisure centre, as well as schooling for all ages including a sixth form community college.

Framfield is surrounded by stunning rolling countryside with numerous bridle paths and walkways linking with the neighbouring districts. A swift rail service can be found at nearby Uckfield town or Buxted village which offers services to London Bridge/Victoria in just over 1 hour.

The nearby A272 offers swift vehicular access to Haywards Heath town and railway station which also offers a fast and regular service to London (Victoria and London Bridge both approx 47mins). The coastal resorts of Eastbourne and Brighton city centre are also within driving distance of approx 18/19 miles respectively



Preston Grove



Floor Plan
Approximate Floor Area
1018.26 sq ft
(94.60 sq m)



Approximate Gross Internal Area = 94.60 sq m / 1018.26 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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