



**Flat 2, Bell Walk House Bell Walk, Uckfield**  
Uckfield

Guide Price **£150,000**  
**MANSELL**  
**McTAGGART**  
— Trusted since 1947 —



## Flat 2

Bell Walk House Bell Walk, Uckfield

**\* INVESTORS AND CASH BUYERS ONLY \*** An exceptional nearly new 1 bedroom converted first floor flat situated in the heart of the town centre, within a short stroll of the railway station providing services to London.

This impressive home has been finished to a high specification, affording spacious living accommodation. A particular feature of the home is the open plan kitchen/dining/sitting room providing a wonderful place to entertain. The kitchen lies to one side of the room and is made up of handleless units with integrated appliances and built-in ceramic hob. There is a double bedroom and a beautifully fitted contemporary suite bathroom.

- Stunning nearly new luxury apartment
- Situated in the Town Centre
- Impressive open plan living accommodation
- Beautifully fitted kitchen with integrated appliances
- Double bedroom
- Contemporary family bathroom





## Flat 2

Bell Walk House Bell Walk, Uckfield

Outside, the property is entered via a communal entrance which serves only 3 apartments with a staircase rising to the first floor.

The property is tenanted and currently receives a rental income of £825pcm but it could achieve £900pcm.

EPC rating - E

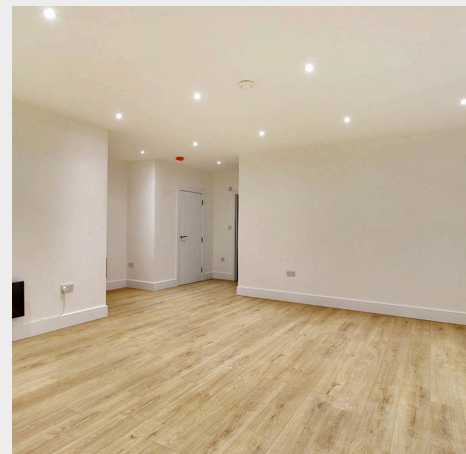
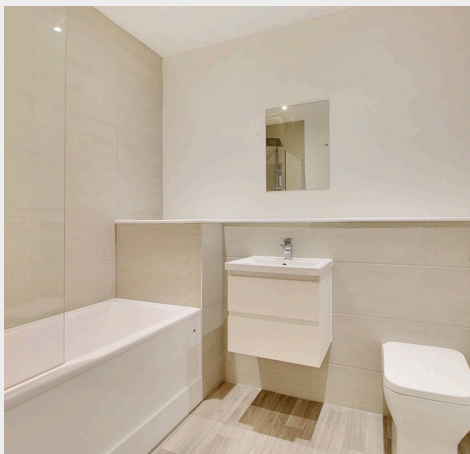
Council tax band - B

Leasehold - 125 years remaining

Ground rent - Zero

Service charge - £1,317.65 per year

The property is situated in a desirable central location within Uckfield Town Centre which offers a comprehensive range of shopping and leisure facilities including numerous bars/restaurants, a cinema and public library, supermarkets as well as a railway station offering services to London. The area is well served with a wide selection of schooling for all ages including a sixth form community college. Railway stations within the area can be found at nearby Uckfield (London Bridge approx. 1hr 07mins.) whilst the nearby A272 provides swift vehicular access to Haywards Heath which boasts a faster service to London (London Bridge/Victoria both approx. 47mins). The picturesque Ashdown Forest can be found to the north at nearby Nutley village offered extensive walking and riding and other outdoor pursuits.





## East Sussex, TN22

Approximate Gross Internal Area = 55.6 sq m / 598 sq ft

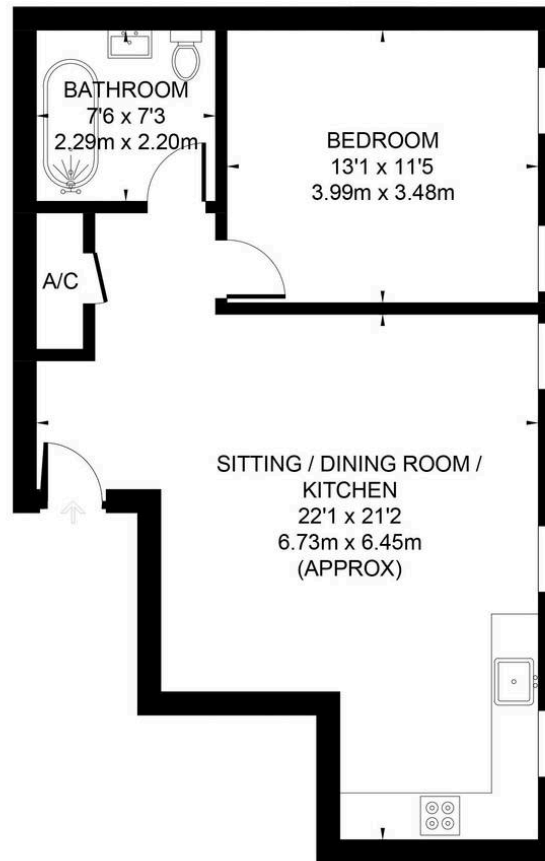


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID707953)

## Mansell McTaggart Uckfield

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