



35 Vernon Road, Uckfield, East Sussex, TN22 5DX

Guide Price **£400,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

35 Vernon Road

Uckfield

A characterful 3/4 bedroom Victorian house much improved by the current owners to provide a stunning family home combining the traditional and contemporary enviably positioned a short walk from the town centre with its comprehensive range of shopping leisure facilities and mainline train station.

This charming home benefits from light and spacious accommodation which has been recently modernised by the current owners while retaining a wealth of period features and offers, in brief, on the ground floor; a living room with an open fireplace and large understairs cupboard, a dining room with built-in storage and double doors leading to the outside seating terrace, modern fitted kitchen offering a range of matching units to eye and base level and a door to the seating terrace and a study/bedroom 4.

From the entrance hall a staircase raises to the first floor offering; generous principle bedroom with a range of fitted wardrobes, a second double bedroom with an en-suite WC, an impressive modern bathroom with a shower above the bath and a further double bedroom with fitted wardrobes.





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Outside the substantial garden is a particular feature, mainly laid to level lawn bordered by mature flower and shrub beds with a spacious seating terrace immediately adjoining the rear of the property and a timber shed at the far end of the garden providing plenty of safe storage. The property is approached via a substantial private driveway providing parking for several vehicles.

EPC D

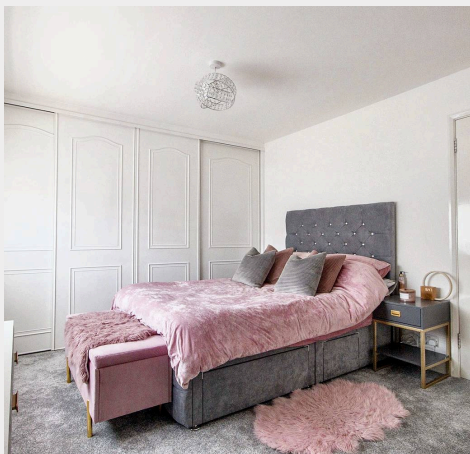
Council tax band C

Mains drainage

GFCH

Tenure: Freehold

Vernon Road is centrally situated within a short walking distance of Uckfield town centre which offers comprehensive range of shopping and leisure facilities including numerous bars, restaurants, a public library, cinema, supermarkets and numerous shops and boutiques. Uckfield railway station is also within walking distance offering rail services to London in just over an hour.



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Approximate Gross Internal Area = 1069 sq ft / 99.3 sq m

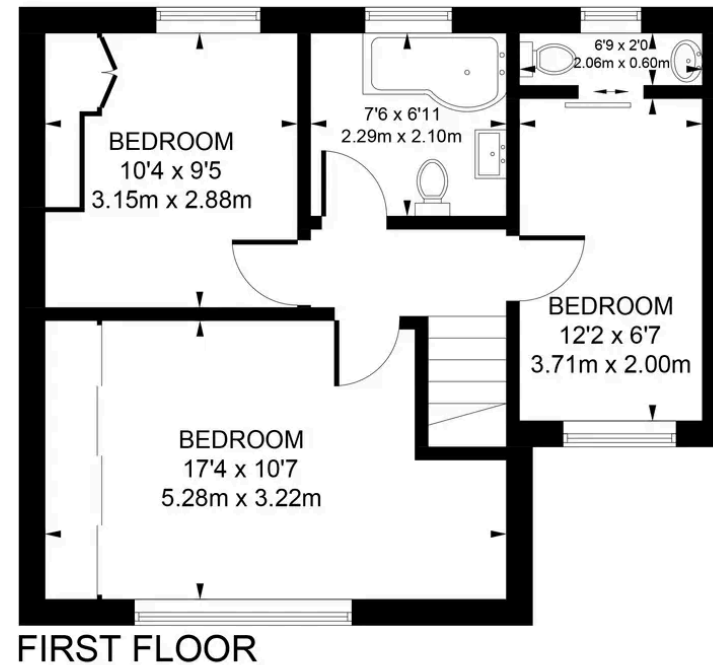
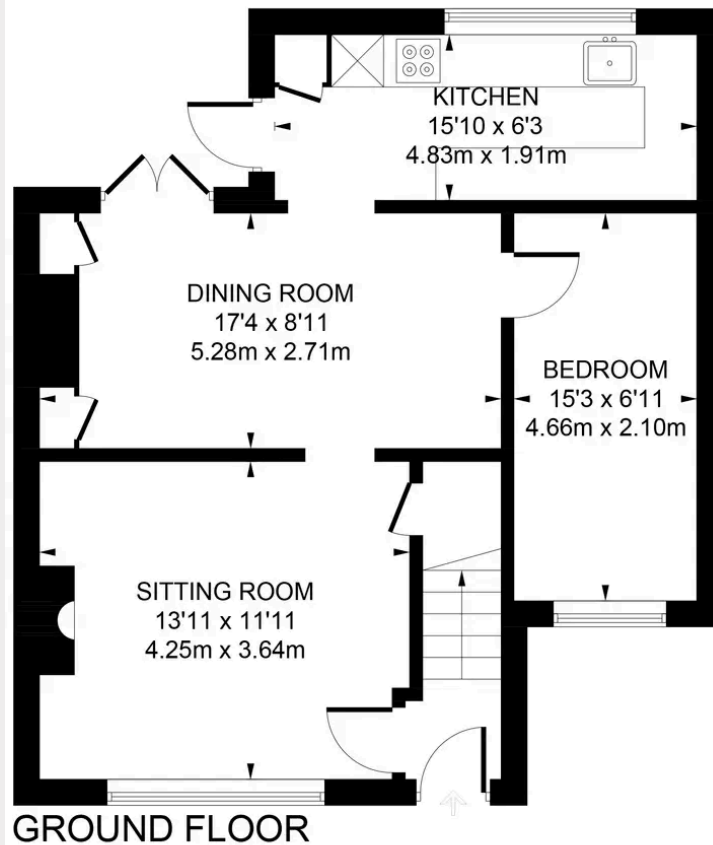


Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromapltd.co.uk (ID1087824)

Mansell McTaggart Uckfield

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