



69 Framfield Road, Uckfield, TN22 5AJ

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

69 Framfield Road

Uckfield

A delightful CHAIN FREE 1 bedroom flat conveniently positioned on the outskirts of Uckfield town centre, within walking distance of the mainline train station and High Street amenities, offering; allocated parking, gas central heating, front and rear courtyard gardens, 50% of freehold, 999 year lease from 2019.

This ideal starter home or investment (currently rented for £820 pcm but could achieve approximately £875 pcm) has no onward chain and offers light and bright accommodation on the ground floor a converted Victorian house, a living room diner communicates well with the spacious modern kitchen which offers a range of matching units to eye and base level, an electric oven, gas hob, a large storage cupboard, a door providing access to the rear courtyard and access to the bedroom with a modern en-suite shower room.

Outside the property benefits from front and rear courtyard gardens and an allocated parking space on a separate freehold title.

- CHAIN FREE 1 Bedroom flat
- Allocated parking
- Front and rear courtyard gardens
- 50% of freehold
- 999 year lease from 2019
- Gas central heating
- Modern kitchen
- Modern en-suite shower room
- Ideal investment currently been rented for £820 PCM
- Ideal starter home





69 Framfield Road

Uckfield

Framfield 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. The nearby A272 offers swift vehicular access to Haywards Heath, which also offers fast and regular commuter train to London (Victoria/ London Bridge both approx. 47 minute). Additionally, there is good access to the motorway network A/M23 (approximately 18/19 miles).

The area is renowned for its quality schooling in both the private and state sectors, nearby public schools include Tonbridge and Sevenoaks, Holmwood house preparatory school at Langton Green, Beechwood, The Mead and St Leonards girls' school at Mayfield.

The breath-taking Ashdown Forest is within close proximity, the inspiration behind A.A Milne's Winnie the Pooh books, offering vast scenic walks and exceptional riding with its 6,000 acres of rolling countryside and woodland.





Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street – TN22 1RD

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.