



12a Parklands, Maresfield, East Sussex, TN22 2HR

£375,000 – £395,000

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12a Parklands

Maresfield, Uckfield

A brand-new three bedroom end of terrace family home enviably positioned in the heart of this picturesque country village having been constructed to an exacting standard, including a luxury bathroom and Howdens fitted kitchen with integrated appliances. Benefitting from a 10 year new build warranty.

This beautiful family home is a short walk from the local village amenities and benefits from, in brief, on the ground floor: an impressively spacious open plan kitchen/dining/family room with a range of fitted kitchen units to eye and base level, integrated appliances and breakfast bar. A set of double doors opens onto the outside seating terrace and there is a useful downstairs WC and storage cupboard.

Upstairs the property boasts three generous bedrooms and a beautifully fitted family bathroom.

EPC: TBC

Council Tax Band: TBC

Gas fired central heating and mains drainage

- Brand new family home
- Quality finish
- Picturesque village location
- South facing landscaped garden
- Impressive open plan kitchen/dining/family room
- Short walk to village amenities
- Howdens kitchen with integrated appliances
- Parking for 2 vehicles





12a Parklands

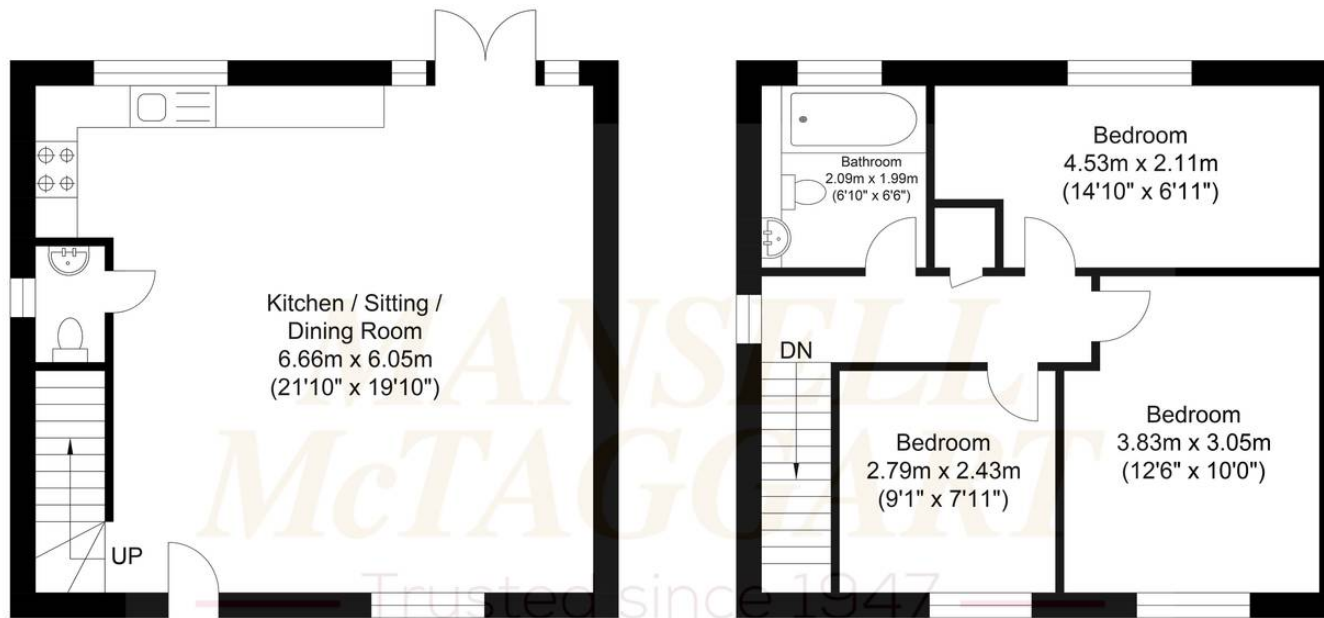
Maresfield, Uckfield

Outside the south facing rear garden is mainly laid to level lawn, enclosed by mature hedges and close board fencing, a seating terrace immediately joins the rear of the property and the side gate provides access to access front to rear.

The front of the property is approached via a driveway, providing parking for two vehicles.

12a 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.)





Ground Floor
 Approximate Floor Area
 433.67 sq ft
 (40.29 sq m)

First Floor
 Approximate Floor Area
 433.67 sq ft
 (40.29 sq m)

Approximate Gross Internal Area = 80.58 sq m / 867.35 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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