



Hempstead Road, Uckfield, TN22 1DZ

£525,000 Freehold

**MANSELL
McTAGGART**
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in brief...

- 3/4 Bedroom family home
- Wealth of period features
- Generous plot
- Secluded position
- Short walk to town centre

- Parking for several vehicles
- Potential for a garage and side extension (STPP)
- Large front garden



in more detail...

A characterful 1930's 3/4 bedroom semi-detached family home occupying a secluded and generous plot in this highly desirable area of Uckfield a short walk from the High Street with its restaurants, main line station, shops and cafes with potential for a garage and large side extension (STPP).

This delightful home has been much improved while retaining a wealth of period features, including wooden flooring, quarry tile window sills, original doors and many more.

A covered porch provides access to the spacious entrance hall which offers access to; a useful boot room leading to a downstairs cloakroom, a modern fitted kitchen with a large window looking over the side of the property and a range of matching units to eye and base level which in turn offers access to the living room diner with beautiful original wooden flooring, a large window overlooking the generous rear gardens, an open fireplace and double doors leading to the outside seating terrace.

From the entrance hall a staircase raises to the first floor landing offering two spacious double bedrooms, one with a built in wardrobe, a modern family bathroom, a good size single bedroom and a staircase raising to a further double bedroom.



outside and the location...

The gardens are a particular feature, generous in size both front and rear the latter being south facing. The walled rear garden is mainly laid to level lawn bordered by mature trees and shrubs, a seating terrace immediately adjoins the rear of the property and a gate to the side provides useful access to the front.

The front of the property is approached via an expansive driveway providing parking for several vehicles with potential for a substantial garage (subject to planning permission), an impressive front garden extends to approximately 70ft.

The property is ideally positioned in a secluded position off Hempstead Road within close proximity of Uckfield Town Centre which offers a comprehensive range of shopping and leisure facilities including numerous bars/restaurants, a public cinema and library, supermarkets as well as a railway station providing services to London in just over an hour (London Bridge 67 minutes).

The area is well served with a wide selection of schooling for all age groups including a nearby sixth form community college and primary school. Buxted Park is a magnificent country house hotel set in 312 acres of stunning grounds with roaming fallow deer and lies within 2.4 miles. The stunning 6,500 acre Ashdown Forest is also within close proximity offering numerous outdoor pursuits.

Access to the surrounding areas can be gained by the A272 which provides swift vehicular access to Haywards Heath which boasts a fast commuter service to London (London/Victoria approximately 47 minutes) and the motorway network of the A/M23, the latter lying west of Haywards Heath at either Bolney or Warlingid.

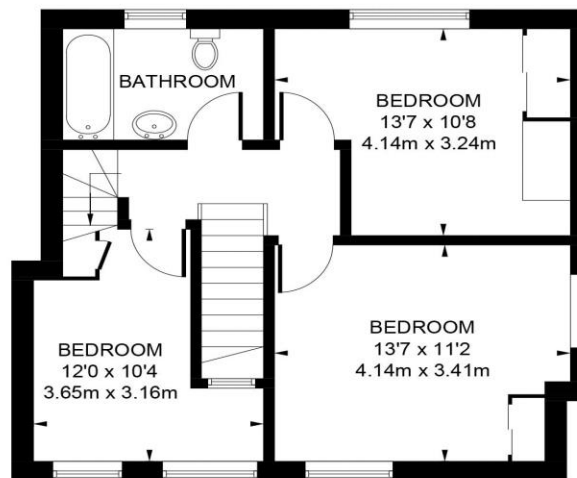
Please check google maps for exact distances and travel times (property postcode: TN22 1DZ)

Hempstead Lane, Uckfield, East Sussex, TN22

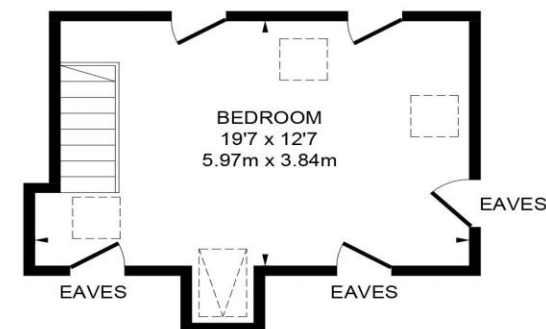
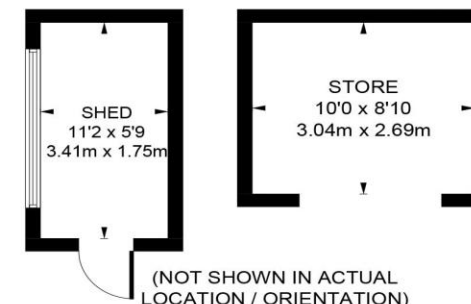
Approximate Gross Internal Area = 120.1 sq m / 1293 sq ft
Outbuilding = 14.2 sq m / 153 sq ft
Total = 134.3 sq m / 1446 sq ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID673712)

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