



Baxendale Way, Uckfield, TN22 5GD

£220,000 to £230,000 Leasehold

**MANSELL  
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## *in brief...*

- An impressive 2 bedroom 2 bathroom garden flat
- Open plan living accommodation
- Beautifully fitted kitchen with integrated appliances
- Master bedroom with en-suite

- Family bathroom
- Spacious hallway
- Allocated off street parking
- Vacant possession available





## *in more detail...*

An impressive 2 double bedroom 2 bathroom modern ground floor apartment with a private patio/garden and allocated off street parking. Situated in a pleasant position behind a communal green. Forming part of this highly desirable development on the outskirts of Ridgewood.

This stunning apartment was constructed in 2011 by Linden Homes finished to a high standard with individual features and many luxuries associated with a modern property. The open plan sitting room/kitchen enjoys a double aspect with a pleasant view across the communal gardens and sliding patio door opening to the private paved seating terrace. Additional features include a beautifully equipped kitchen with gloss units and integrated appliances, sealed unit UPVC double glazed windows and modern contemporary style white bath/shower suites, all backed up with a comprehensive 10 year NHBC house building certificate.

The property comprises in brief on the ground floor: a wide covered entrance, an entrance hallway with useful built-in cupboard and airing cupboard. An open plan sitting room/kitchen fitted with high gloss units with brushed chrome door furniture and integrated appliances. A master bedroom with en-suite shower room comprising a double width shower cubicle, a second double bedroom and a family bathroom comprising of a white suite.



## *outside and the location...*

Outside, the front of the property is approached via a central paved path leading to a covered entrance with the communal gardens beyond. To the rear of the property is a courtyard which provides allocated parking for the residents.

The property forms part of the highly sought after Fernley Park development positioned on the southern outskirts of Uckfield/Ridgewood close to open fields and rolling countryside. The development is conveniently positioned within a short stroll of several pubs, a highly regarded primary school and Uckfield town centre which offers a comprehensive range of shopping and leisure facilities including numerous bars/restaurants, supermarkets, a public library, a cinema and a railway station offering services to London. Additional railway services can be found at nearby Buxted offering commuting times to London in just over one hour. The breath taking 6,500 acre Ashdown Forest, the inspiration behind A. A. Milne's Winnie the Pooh books is also within a short driving distance providing a vast scenic walks and bridle paths linking with the neighbouring districts. The coastal resorts of Eastbourne and Brighton City are also accessible to the south.

Please check google maps for exact distances and travel times (property postcode: TN22 5GD)

# Baxendale Way, Uckfield, TN22

Approximate Gross Internal Area = 687 sq ft / 63.8 sq m

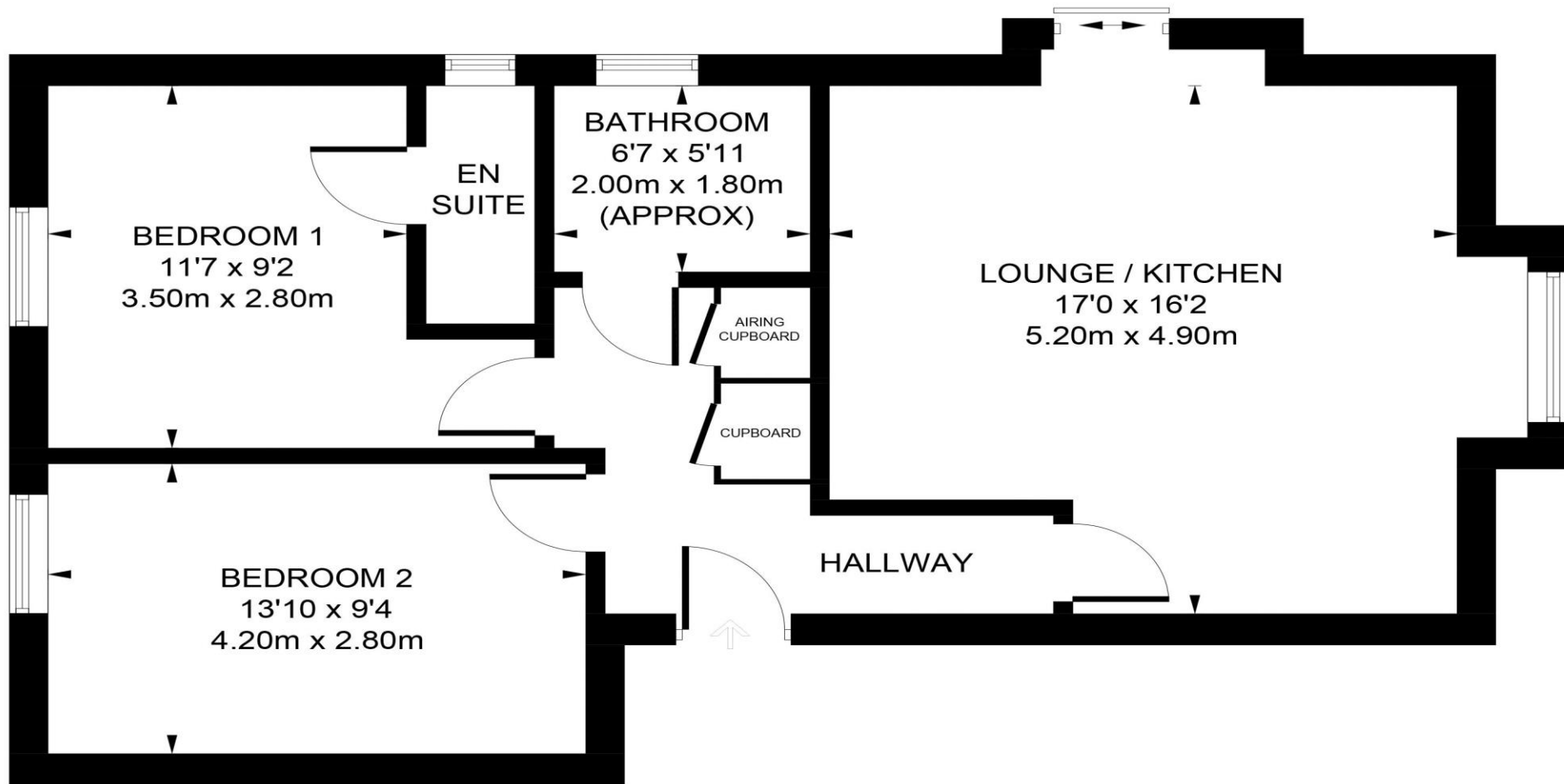


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID698433)

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