

FOR SALE



Uckfield, East Sussex

3 Bedrooms, 2 Bathroom, End Terraced House

Asking Price Of £375,000


MARTIN&CO



Uckfield, East Sussex

3 Bedrooms, 2 Bathroom

Asking Price Of £375,000

- Beautiful Gardens
- En-Suite
- Built in Wardrobes
- Double Carport
- Newly Decorated Throughout



We are pleased to bring to market this modern 3 bedroom house with charming landscaped garden. The property has recently been fully re decorated and is situated on the quiet Sand Ridge estate in Uckfield.

ENTRANCE HALL Cloakroom with WC

LOUNGE/DINER 15' 9" x 12' 2" (4.81m x 3.71m)
Spacious room with feature fireplace and French doors leading to rear garden

KITCHEN/BREAKFAST ROOM 16' 1" x 8' 5" (4.92m x 2.59m) Modern Kitchen fitted with a range of modern eye level and base units, fan assisted electric oven and gas hob. A large kitchen with space for dining table or breakfast bar to be added

FIRST FLOOR

MASTER BEDROOM 11' 6" x 9' 9" (3.51m x 2.99m)
Spacious double bedroom with built in wardrobes and En-Suite shower room with built in cupboards and heated towel rail. A pleasant view to the nicely landscaped garden

BEDROOM TWO 10' 5" x 8' 5" (3.19m x 2.59m) Double bedroom with built in wardrobe

BEDROOM THREE 6' 11" x 6' 8" (2.12m x 2.04m)
Single bedroom

FAMILY BATHROOM Fitted with a modern bathroom suite with over the bath shower attachment. Built in wardrobes and Heated Towel Rail

OUTSIDE Landscaped gardens with raised flower beds and large patio area. Double enclosed car port.



The town of Uckfield offers a wide range of shopping facilities including boutique shops, coffee bars as well as two supermarkets. The area boasts excellent sporting facilities including a leisure centre with pool, tennis courts, football pitches and a cricket club. After exploring the shops why not pay a visit to the cinema which was established in 1916 and is one of the oldest in the country, it now shows all the latest blockbusters while retaining its historic charm. Nearby are several local pubs and Restaurants where you can enjoy a pint of Harveys brewed only a few miles away in the historic town of Lewes.

Just outside of Uckfield is access to the wonderful Ashdown Forest park boasting over 6500 acres of natural beauty and the South Downs National Park where you can walk and ride enjoying the spectacular views of both these areas.

The area is served by a main line station offering services to London Bridge in just over 60 minutes and has a good road infrastructure providing fast access to Lewes, Eastbourne, Brighton and Gatwick Airport.



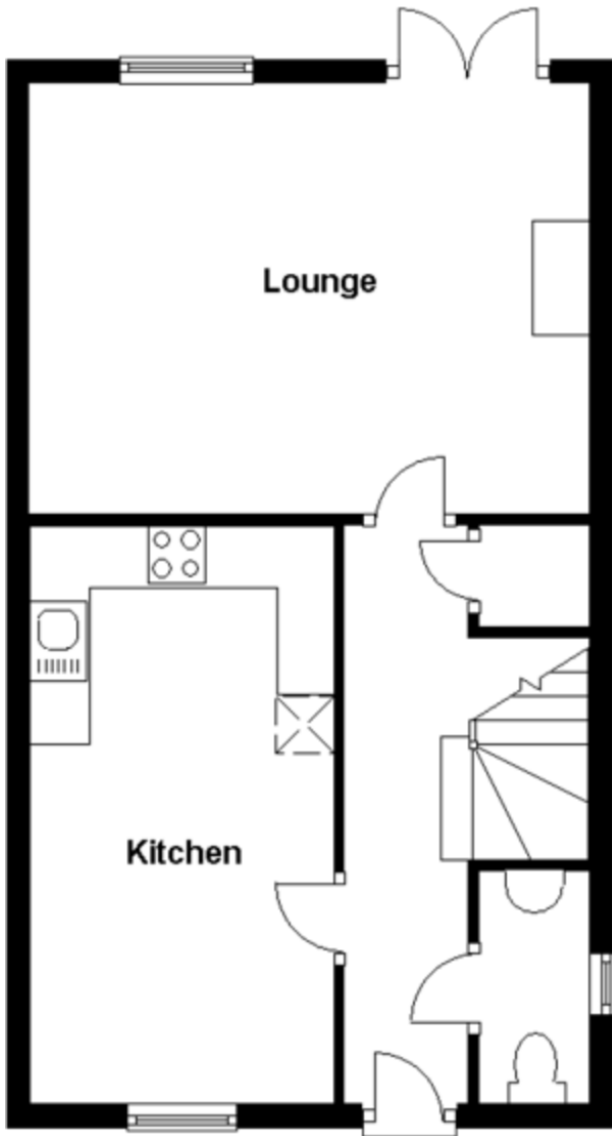


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



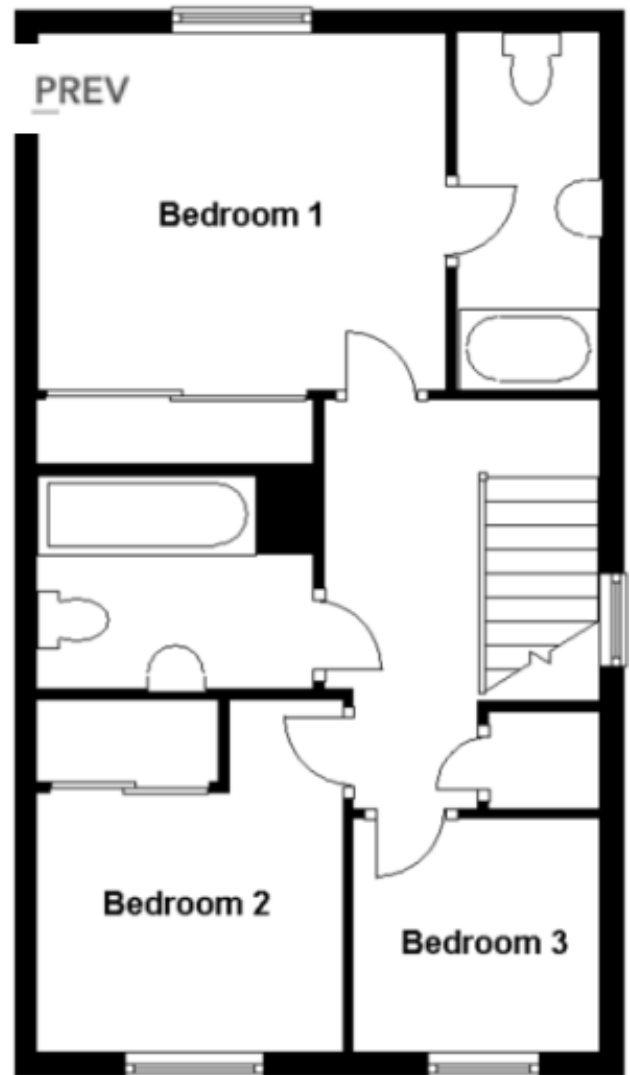
Ground Floor

Approx. 446.6 sq. feet



First Floor

Approx. 435.7 sq. feet



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