

**FOR SALE**



**High Street, Uckfield**  
**Offer over £190000**

  
**MARTIN&CO**

## High Street, Uckfield

Offers Over £190,000

- Close to Station
- Allocated Parking
- Balcony
- Town Centre Location

Delightful one Bedroom first floor apartment in Uckfield Town Centre

ENTRANCE HALL Large Storage Cupboard

LOUNGE/DINER 15' 3" x 15' 9" (4.65m x 4.8m) Large Lounge/diner leading out to the balcony

KITCHENETTE Fitted with a range of modern eye and base units. Integrated Fridge/Freezer and dishwasher. Fan assisted electric oven and extractor

BATHROOM Modern contemporary suite with over the bath shower. Heated Towel Rail



**DOUBLE BEDROOM 10' 10" x 10' 2" (3.3m x 3.1m)**

OUTSIDE Balcony to the front of the property.  
Allocated parking to the rear.

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.

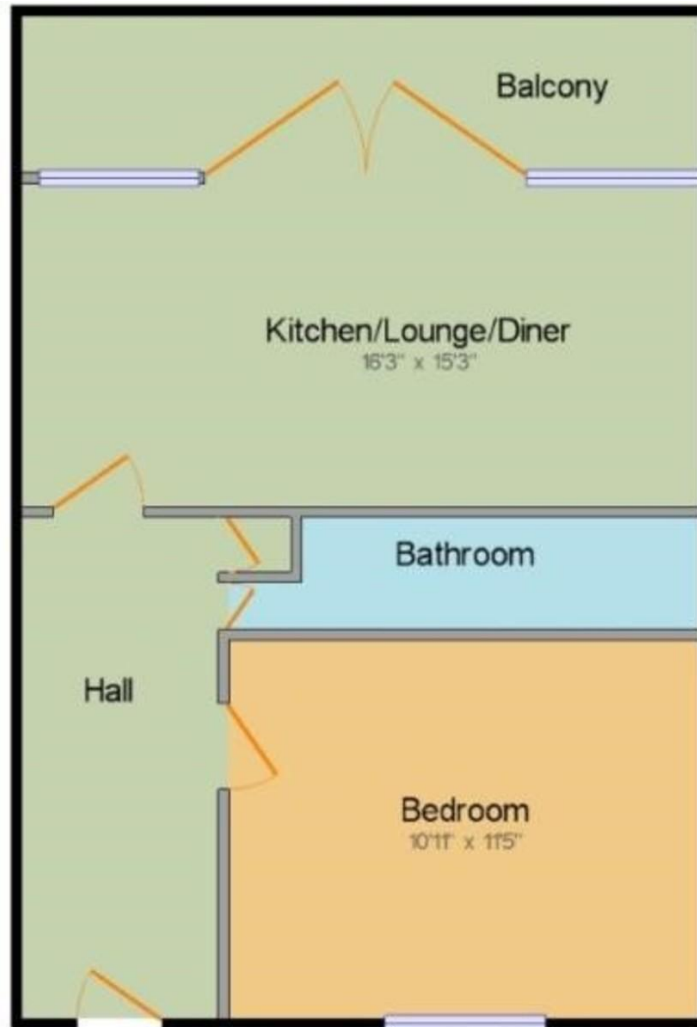
Just outside of Uckfield is access to the wonderful Ashdown Forest park boasting over 6500 acres of natural beauty and the South Downs National Park where you can walk and ride enjoying the spectacular views of both these areas.

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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
64	64
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
68	68
England, Scotland & Wales	
EU Directive 2002/91/EC	



## Martin & Co Uckfield

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**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.