

FOR SALE



Ridgewood, Uckfield

3 Bedrooms, 2 Bathroom, Mid Terraced House

Offers Over £350,000

MARTIN&CO



ENTRANCE HALL Wood laminate flooring, cloakroom with W.C. Storage cupboard and under stair storage cupboard.

- South facing garden
- Gated Development
- En Suite
- Integral Kitchen Appliances
- Close to Town Center
- Allocated Parking

LOUNGE 14' 4" x 9' 4" (4.37m x 2.86m) Beautiful Lounge with feature gas fireplace and wall lights.

KITCHEN/DINER 16' 0" x 10' 0" (4.89m x 3.05m) Fitted with a range of eye level and base units. Fitted double Neff electric oven and separate gas hob, integral Fridge, freezer, dishwasher and washing machine. French doors leading to rear garden.

FIRST FLOOR

MASTER BEDROOM 10' 0" x 9' 8" (3.07m x 2.97m) Spacious double with en-suite shower room.

BEDROOM TWO 9' 0" x 8' 8" (2.76m x 2.66m) Double bedroom with built in wardrobes

BEDROOM THREE 10' 2" x 6' 0" (3.11m x 1.85m) Single bedroom with views over open countryside.

FAMILY BATHROOM Fitted with a modern bathroom suite and over the bath shower attachment.

OUTSIDE Front garden is laid to lawn. The rear south facing garden has a large patio area with further area of lawn with garden shed. .

GARAGE 16' 5" x 8' 7" (5.026m x 2.62m) Separate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	75
(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		



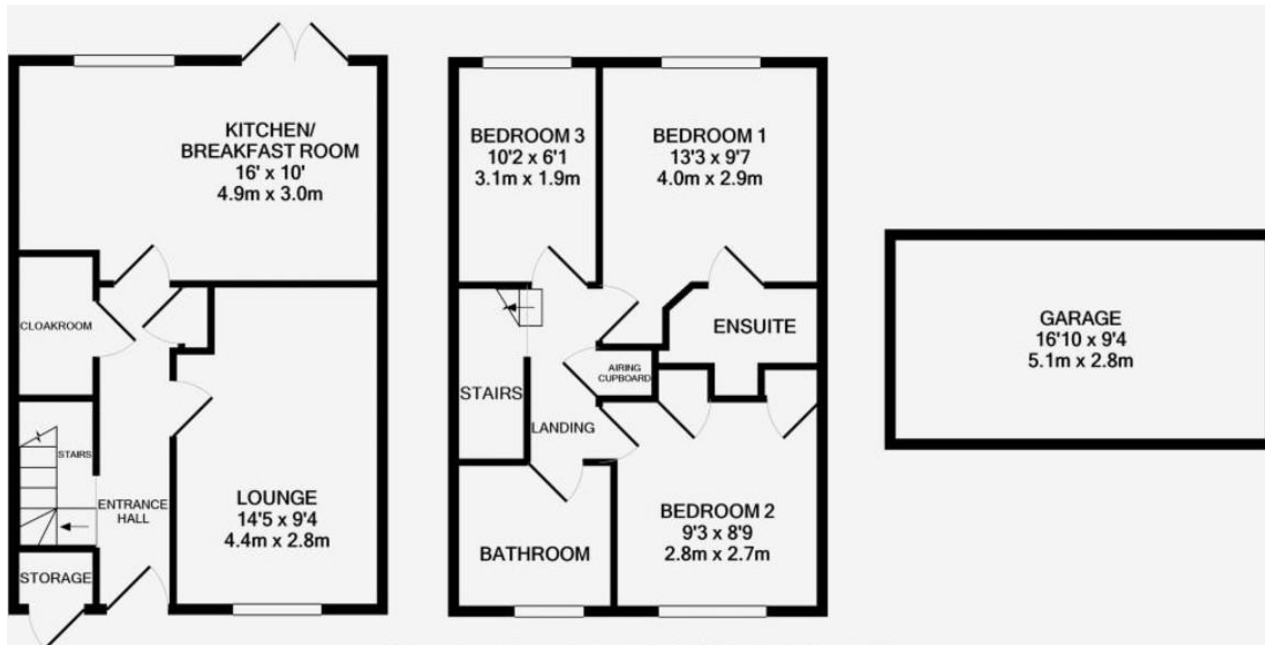
garage with power

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.





TOTAL APPROX. FLOOR AREA 959 SQ.FT. (89.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Martin & Co Uckfield

94c High Street • Uckfield • TN22 1PU
T: 01825 744033 • E: uckfield@martinco.com

01825 744033

<http://www.martinco.com>



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