

FOR SALE



Pipers Field, Ridgewood

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £295,000


MARTIN&CO



Pipers Field, Ridgewood

2 Bedrooms, 1 Bathroom

Asking Price Of £295,000

- No Upward Chain
- Gas Central Heating
- UPVC Double Glazing
- Garage
- Close to Town Centre



ENTRANCE HALL With under stair storage cupboard.

KITCHEN/BREAKFAST ROOM 10' 1" x 8' 0" (3.08m x 2.45m) Fitted with a range of modern eye level and base units. Twin fan assisted electric oven and hob.

LOUNGE/DINER 15' 1" x 11' 7" (4.62m x 3.55m) Spacious room with patio doors leading to fully enclosed rear courtyard garden. Tall ceilings give this room a light and airy feeling. Good size under stair storage.

FIRST FLOOR

BEDROOM ONE 11' 7" x 11' 1" (3.55m x 3.38m) Double bedroom. In fact both bedrooms are a good size and with the high ceilings in the property both bedrooms feel large.

BEDROOM TWO 11' 1" x 8' 4" (3.39m x 2.56m) Double bedroom with storage cupboard.

BATHROOM 7' 1" x 5' 5" (2.18m x 1.66m) Fitted with a modern suite with over the bath electric shower. This room has also been tastefully decorated with tiling covering all the walls.

ATTIC Good sized partially boarded attic accessed from the landing at the top of the stairs

GARAGE 16' 9" x 7' 7" (5.108m x 2.325m) Good size garage with plenty of additional eaves storage.

OUTSIDE Enclosed low maintenance garden.


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. It is one of the oldest in the country and 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 just a few miles away in the historic town of Lewes. On the outskirts of Uckfield is access to the wonderful Ashdown Forest boasting over 6500 acres of natural beauty, also the South Downs National Park where you can enjoy the spectacular views of both these areas. The area is served by Uckfield 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.



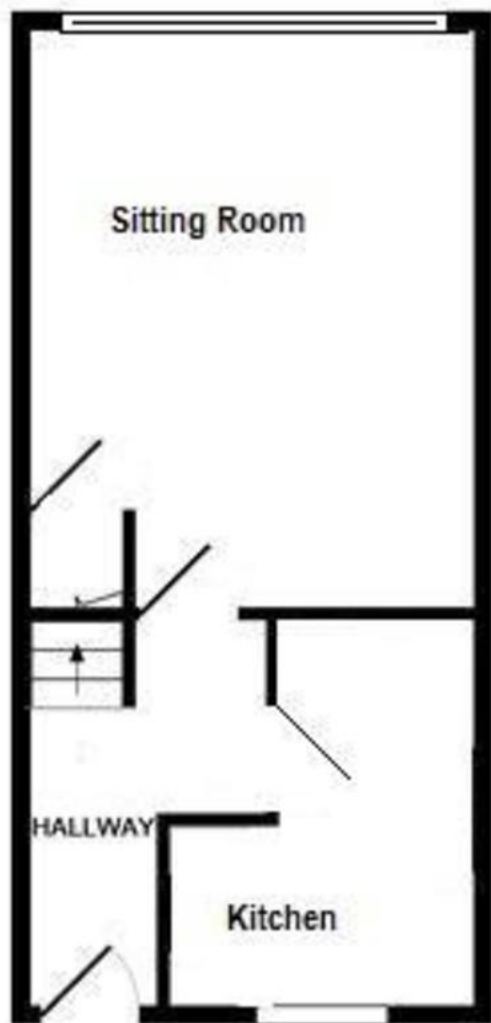


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		91
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	



**360° Virtual
Interactive
Viewing**
available for
this property!





Ground Floor



First Floor

TOTAL APPROX. FLOOR AREA 54.2 SQ.M. (583 SQ.FT.)

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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