

FOR SALE



Fernley Park, Uckfield
Asking Price Of £350,000


MARTIN & CO

Fernley Park, Uckfield

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- VACANT POSSESSION
- NO ONWARD CHAIN
- South facing Garden
- Garage
- Two Double Bedrooms

Two bedroom semi-detached house situated on the highly sought Fernley Park development. The property benefits from integral kitchen appliances, gas central heating, good size garage, UPVC

Two bedroom semi-detached house situated on the highly sought Fernley Park development. The property benefits from integral kitchen appliances, gas central heating, good size garage, UPVC double glazing & an enclosed South facing rear garden.

ENTRANCE HALL Wood laminate flooring. Cloakroom with WC. Under stair storage cupboard.

LOUNGE 14' 2" x 11' 3" (4.34m x 3.45m) Spacious room with French doors leading to fully enclosed rear garden.

KITCHEN/DINER 17' 7" x 7' 3" (5.36m x 2.21m) Fully fitted kitchen with a range of eye level and base units, integrated



fridge/freezer, dishwasher, washer dryer, AEG electric fan assisted oven and gas hob. Wood laminate flooring.

FIRST FLOOR

MASTER BEDROOM 14' 2" x 10' 0" (4.34m x 3.05m)
Double bedroom with built in wardrobes. En-suite shower room with modern contemporary white suite.

BEDROOM TWO 14' 2" x 10' 7" (4.34m x 3.25m) Double bedroom with built in wardrobe and further storage cupboard.

FAMILY BATHROOM Partial tiled with modern white suite and over the bath shower.

OUTSIDE Fully enclosed south facing rear garden. Driveway leading to larger than normal garage.

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 Home brewed ale, just four miles away in



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		



Martin & Co Uckfield

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