



16, New Barn Lane, Uckfield, Sussex, TN22 5EL

16, New Barn Lane
Uckfield
Sussex
TN22 5EL

£495,000 Freehold

This four bedroom, detached family home is situated on the popular Shepherds Gate development in Ridgewood, just a short stroll from the Victoria Pleasure Ground. From the front door, you enter into the hallway which gives access to the living room, kitchen, dining room and downstairs w.c. The living room which is a front to back dual aspect home, lets the light flow nicely into the conservatory at the back and also benefits from a working fireplace. The kitchen/breakfast room has fitted cupboards, space for a small table and space for dishwasher and access to the utility room. The ground floor further benefits from a formal dining room and a downstairs w.c. Upstairs the master bedroom, a double has fitted wardrobes and an ensuite shower room. There are three further bedrooms, all good sizes, and a family bathroom, making this the perfect family home. The south facing rear garden is quite a sun trap and has access to the detached double garage, with off road parking for two cars.

The property is located towards the end of New Barn Lane, a short stroll from the recreation ground and surrounding woodland, a short drive from the town centre with it's comprehensive range of shopping facilities including two supermarkets, schooling for all ages, restaurants, public houses and a mainline station to London Bridge.

From our office in Uckfield High Street proceed in a southerly direction through two sets of traffic lights to the Highlands roundabout. Take the fourth exit into New Barn Lane, follow the road down to the end and the property, number 16, will be found on your left hand side.







New Barn Lane, Uckfield, TN22 5EL

Approximate Gross Internal Area = 121.1 sq m / 1303 sq ft
 Garage = 27.3 sq m / 294 sq ft
 Total = 148.4 sq m / 1597 sq ft

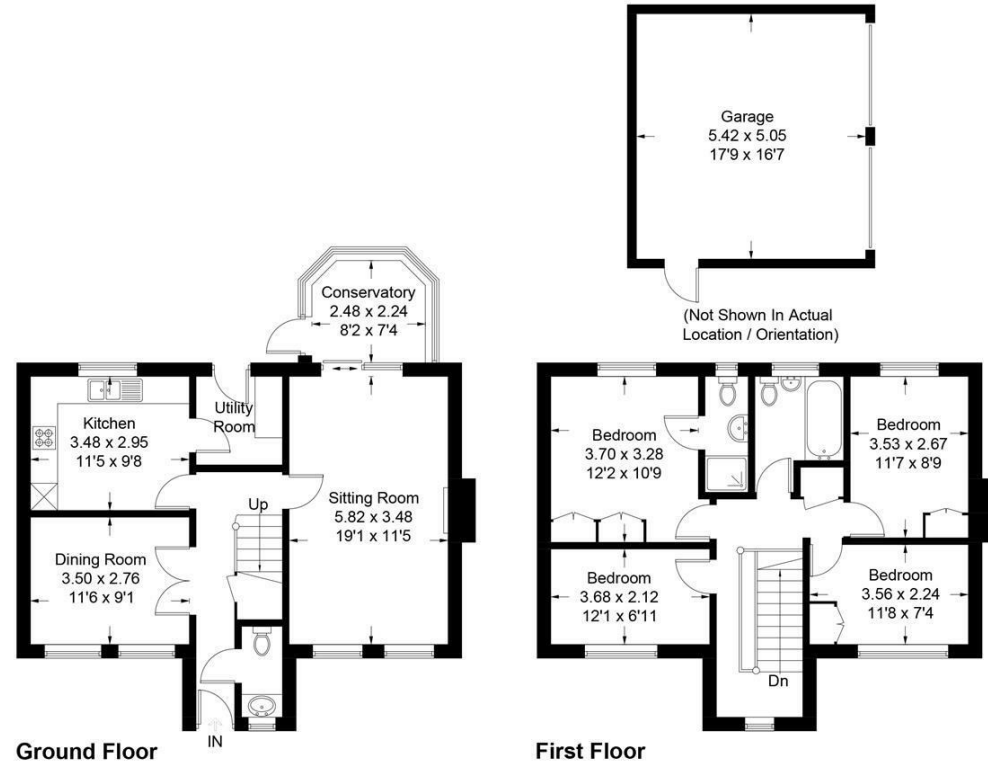


Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2020

ROWLAND
GORRINGE

108-110 High Street, Uckfield, East Sussex, TN22 1PX
 Tel: 01825 762132
 uckfield@rowlandgoringe.co.uk



rowlandgoringe.co.uk

Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.