



Flat 3, Framfield Court Framfield Road, Uckfield, TN22 5AQ

£285,000
**MANSELL
McTAGGART**
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Flat 3

Framfield Court Framfield Road, Uckfield

An elevated and much improved two double bedroom first floor apartment enjoying fine rural view towards the neighbouring countryside with a private entrance, balcony, stunning private rear garden, off street parking and an attached single garage to the rear. Centrally positioned within walking distance of the town centre and railway station providing services to London.

This impressive property has been partly improved and beautifully maintained by the current owners. Having been recently redecorated throughout and boasting a refitted shower room. The property forms one of only four apartments with this well managed block and benefits from it's own private entrance, GFCH and UPVC double glazed windows throughout with most rooms enjoying rural views towards the neighbouring countryside.

The accommodation extends in total to 776.13 sq ft and comprises in brief from the ground floor: Private door into the entrance lobby with staircase rising to the first floor landing with built-in shelving, wooden door with inset glass into the entrance hallway with hatch giving access to loft space. Shower room: comprising double width walk in shower with glass screen and wall mounted Aqualisa shower unit, vanity unit with inset washbasin, freestanding chrome mixer tap, low level WC, part tiled walls, heated ladder style towel rail.





Flat 3

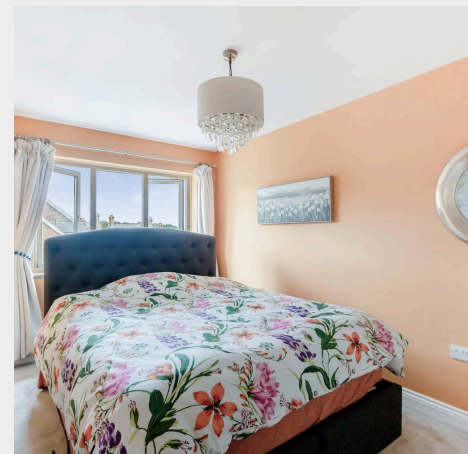
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15'5 x 10'6 Kitchen/breakfast room: beautifully fitted and comprising a double bowl stainless steel sink and drainer, a matching range of shaker style units to eye and base level with brushed chrome door furniture, space and plumbing for washing machine, built-in five ring Neff gas hob with stainless steel extractor hood above, high level built-in oven and grill, recess space for a microwave and space for tall fridge/freezer, TV point, useful walk-in cupboard housing the domestic boiler.

Sitting room: 15'2 x 15'1 double aspect with a personal door opening to the balcony over looking the communal grounds to the front of the property, recessed electric flame effect fire with timber mantle, useful built-in cupboard. Two double bedrooms both having built-in wardrobes with hanging rail and shelving.

Outside the front of the property is approached via shared driveway which in turn leads to a courtyard which provides off street parking and in turn leads to the attached single garage with up and over door. To one side is the enclosed private garden laid to level lawn flanked by a well stocked raised mature shrub bed.

Lease: 999 years from 2nd April 2012. 985 years remaining.



Framfield Court



Ground Floor
Approximate Floor Area
9.90 sq ft
(0.92 sq m)

First Floor
Approximate Floor Area
775.21 sq ft
(72.02 sq m)

Approximate Gross Internal Area = 72.94 sq m / 785.11 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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