



22 Roman Way, Uckfield. TN22 1UZ

Uckfield

Guide Price £425,000

**MANSELL  
McTAGGART**  
Trusted since 1947

# 22 Roman Way

Uckfield.

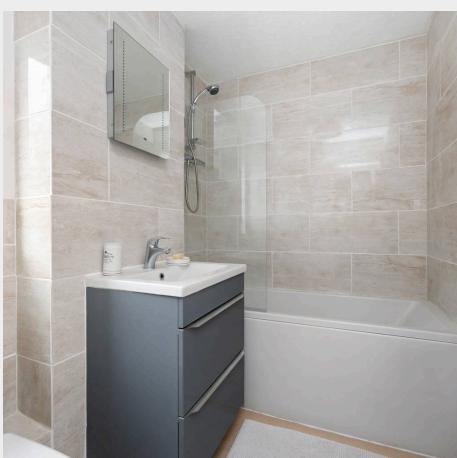
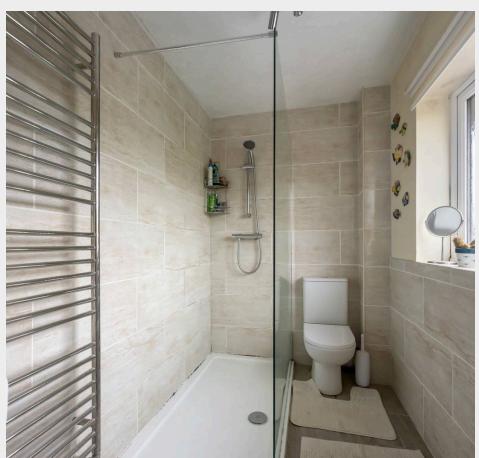
A light and spacious 3 bedroom, 2 bath/shower room detached home enviably positioned in the highly sought-after Hempstead Fields development a short walk from the local schools, town centre and countryside walks.

This delightful modern home benefits from, in brief, on the ground floor; an entrance hall with a downstairs WC, a kitchen with a range of matching units to eye and base level and a door provide side access, a living room with a gas fireplace, a dining room with double doors opening onto the outside seating terrace.

From the entrance hall a staircase rises to the first floor, offering; a main bedroom with fitted wardrobes and a recently fitted en-suite shower room boasting a large walk-in shower, a second double bedroom, a modern family bathroom and a generous single bedroom.

- Detached family home
- 3 bedrooms
- 2 bath/shower rooms
- Close to town centre
- Detached garage
- Close to local schools
- Private driveway
- Thoughtfully landscaped garden





## 22 Roman Way

Uckfield.

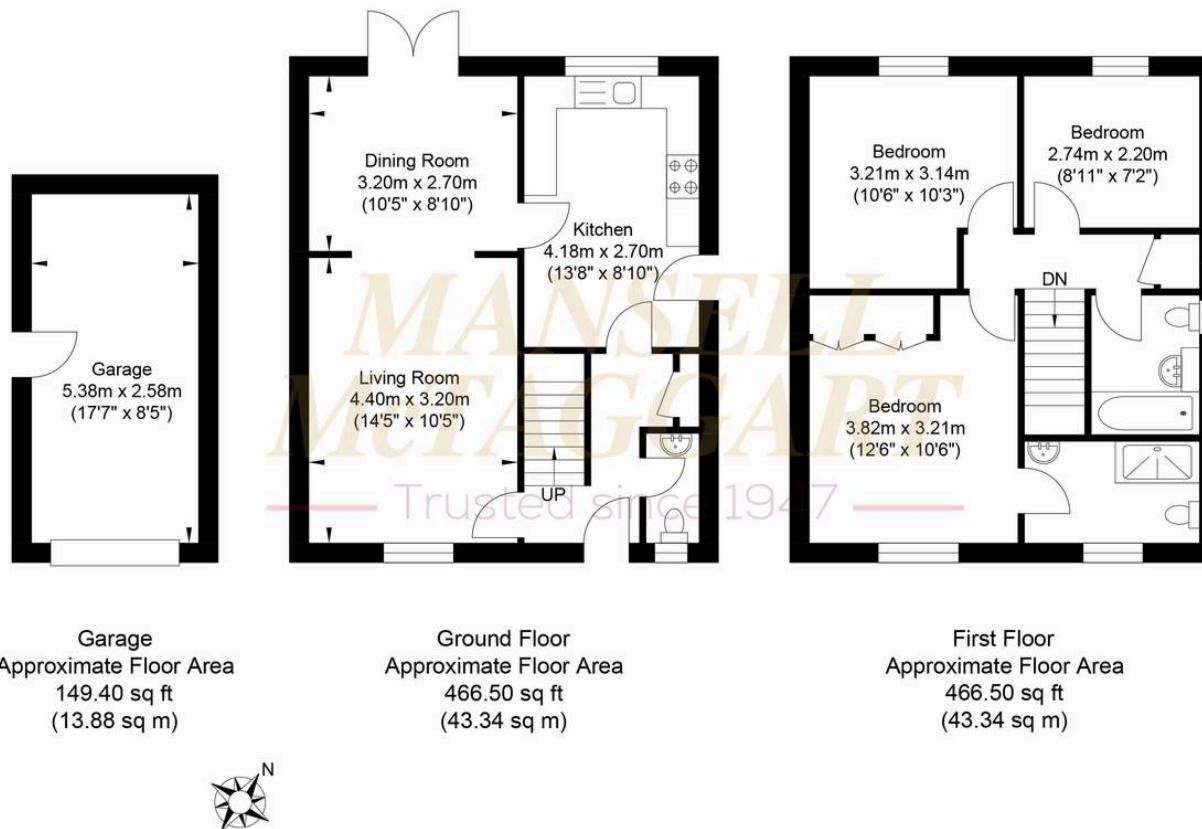
Outside the rear garden is mainly laid to level lawn bordered by mature trees and shrubs. A seating terrace immediately adjoins the rear of the property and a side passage provides access front to rear. A personal door provides access to the side of the garage.

The front of the property is approached via a driveway leading to the detached garage, a path through the front garden leads to a covered entrance.

Roman Way is a quiet cul-de-sac which forms part of the ever popular Hempstead Fields development on the northern side of town accessed via Browns Lane. Uckfield town centre is within close proximity via a nearby footpath, which offers a comprehensive range of shopping and leisure facilities including a cinema, several bars/restaurants, supermarkets, a public library as well as a popular leisure centre. The town boasts a wide selection of schools for all age groups including a sixth form community college.

An additional rail service can be found in nearby Uckfield and Buxted village (London Bridge approx 67 mins). The coastal resorts of Eastbourne and Brighton city centre are also close by as is the stunning 6,500 acre Ashdown Forest, the inspiration behind A.A Milne's Winnie The Pooh books offering numerous scenic walks and outdoor pursuits.

## Roman Way



Approximate Gross Internal Area (Excluding Garage) = 86.68 sq m / 933.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street – TN22 1RD

01825 760770

uf@mansellmctaggart.co.uk

[www.mansellmctaggart.co.uk/branch/uckfield](http://www.mansellmctaggart.co.uk/branch/uckfield)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.