

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## Forge Rise, Uckfield, TN22 5BU

- ▼ Link-Detached Family House
- ▼ 3 Well-Proportioned Bedrooms
- ▼ Bathroom, En-Suite, W/C
- ▼ Lounge, Dining Room, Kitchen
- ▼ Walking Distance of High St
- ▼ Driveway & Attached Garage



### EPC RATING

Current:

67 | D

Potential:

76 | C

**Guide Price:**  
**£400,000 - £425,000**



## Forge Rise, Uckfield, TN22 5BU

A beautifully presented three-bedroom link-detached family home, ideally situated within easy walking distance of Uckfield's vibrant high street. The town offers an excellent range of shops, cafés, a cinema, and a mainline train station providing direct links to London. Well-regarded schools for all ages and the popular Victoria Park are also conveniently accessible on foot, making this an exceptionally well-located home. The property welcomes you via an inviting entrance hall, leading to well-arranged ground floor accommodation. This includes a useful cloakroom/WC, a comfortable front-facing lounge, and to the rear, a modern fitted kitchen alongside a separate dining room. The layout offers exciting potential for open-plan living, subject to the new owner's preferences. Upstairs, the home comprises three well-proportioned bedrooms, served by a contemporary family bathroom. The principal bedroom further benefits from its own en-suite shower room. Externally, the property features a driveway to the front, leading to an attached single garage, ideal for additional parking or storage. The rear garden is thoughtfully landscaped and beautifully maintained, offering a high degree of privacy thanks to an array of mature shrubs. There is also convenient side access and ample space for a garden shed.

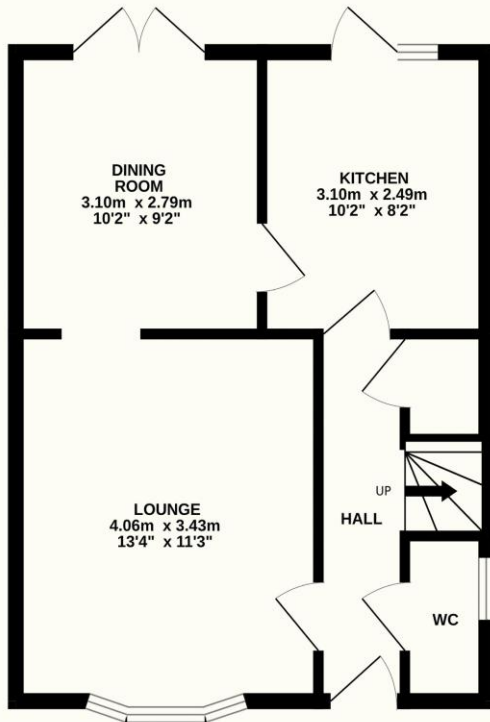
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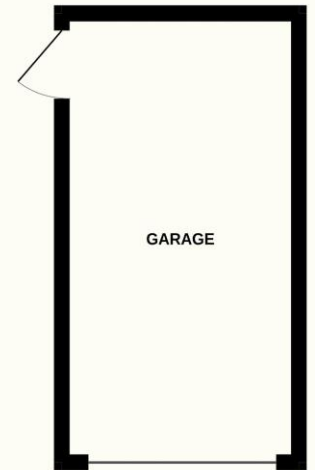
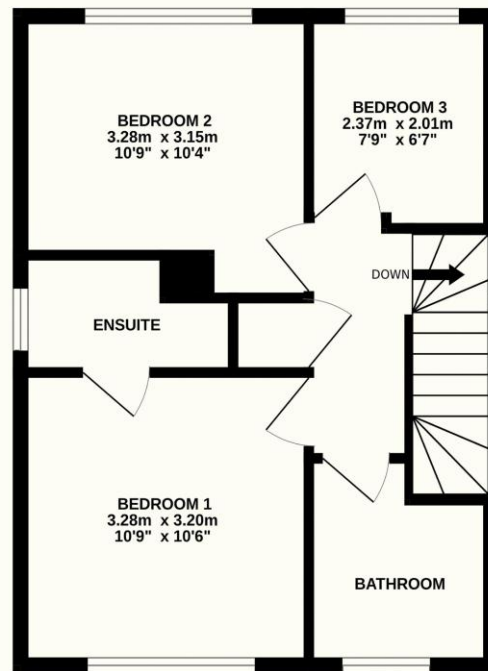




**GROUND FLOOR**  
39.2 sq.m. (422 sq.ft.) approx.



**1ST FLOOR**  
39.0 sq.m. (420 sq.ft.) approx.



**TOTAL FLOOR AREA : 91.8 sq.m. (988 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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