



20 SCARLETTS CLOSE
UCKFIELD, EAST SUSSEX, TN22 2BA



**Lambert
& Foster**

UCKFIELD STATION 0.4 MILES | LEWES 9 MILES | GATWICK AIRPORT 24 MILES

20 SCARLETTS CLOSE, UCKFIELD, EAST SUSSEX, TN22 2BA

Lambert & Foster are delighted to bring to the market this well presented detached four-bedroom family home in a desirable cul-de-sac location.

OFFERS IN EXCESS OF £475,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to the market this well presented detached four-bedroom family home in a desirable cul-de-sac location.

Occupying a pleasant position towards the end of a quiet cul-de-sac, this beautifully renovated four-bedroom family home offers spacious and versatile accommodation, finished to a high standard throughout and ideally located for local schools, amenities and transport links.

The accommodation is arranged over two floors and comprises an inviting entrance hall with attractive sandstone tiled flooring extending throughout the ground floor. The heart of the home is the impressive open-plan kitchen/dining room, providing an excellent space for both family life and entertaining. Double doors lead through to the comfortable sitting room, featuring an attractive electric focal fireplace.

The former garage has been thoughtfully adapted to create a generous ground floor shower room, whilst retaining a useful storage area with a remote-operated roller door. A substantial utility room further enhances the practicality of the property.

To the first floor is a spacious landing giving access to four well-proportioned bedrooms and a contemporary family shower room. The loft space offers further potential, with Velux windows already installed and having previously been utilised as a games area, subject to any necessary consents.



Outside, the property benefits from driveway parking for two to three vehicles and side access leading to the rear garden. Designed with ease of maintenance in mind, the garden features an AstroTurf lawn and patio seating area, ideal for outdoor entertaining. A rear gate provides direct access to a pathway leading to the recreation ground and doctors' surgery, a particularly appealing feature for families.

Uckfield town centre is just a short distance away and offers an excellent range of shops, supermarkets, cafés, restaurants and leisure facilities. The town also benefits from a mainline railway station with services to London via East Croydon, together with convenient road connections to the A22, surrounding towns and the south coast. A selection of highly regarded primary and secondary schools are also within easy reach.

- Four bedrooms
- Two bathrooms
- Garage
- Large garden
- Ample parking
- Detached





FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



GROUND FLOOR

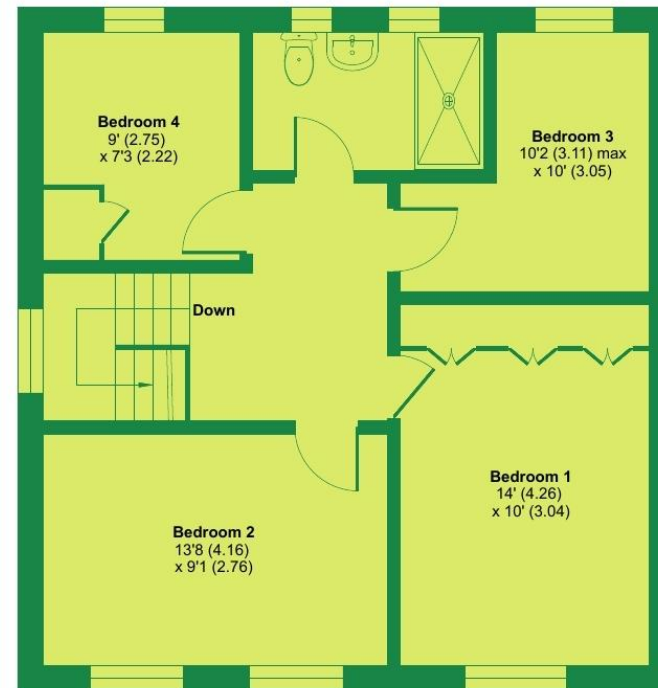
20 Scarletts Close, Uckfield, TN22 2BA

Approximate Area = 1261 sq ft / 117.1 sq m

Garage = 52 sq ft / 4.8 sq m

Total = 1313 sq ft / 121.9 sq m

For identification only - Not to scale



FIRST FLOOR





VIEWING: By appointment only. **Sussex Office:** 01435 873999

WHAT3WORDS: ///KICK.REGISTER.JETLINER

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.wealden.gov.uk

COUNCIL TAX: Band E **EPC:** D (62)

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevations & tiled roof

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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