

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Rocks Road, Uckfield, TN22 3PU

- ▼ Lower Ground Floor Garden Apartment
- ▼ Forming Part Of A Period Mansion
- ▼ 2 Bedrooms, Shower Room, En-Suite
- ▼ Gated Development, Park-Like Grounds
- ▼ Allocated Parking, Visitors Spaces
- ▼ Walking Distance Of High Street



Guide Price:
£325,000 - £350,000



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A magnificent lower ground floor garden apartment, forming part of a beautiful Grade II listed period mansion and former private school, believed to date from 1827. Set within the prestigious and exclusive gated development of Buckswood Grange, this beautifully presented two-bedroom, two-bathroom home combines period character with modern living, complemented by extensive park-like communal grounds, tennis courts and adjoining woodland walks. Ideally positioned within walking distance of Uckfield's bustling High Street, the property also benefits from excellent transport links, with Uckfield railway station providing direct services to London. Buckswood Grange is set within several acres of beautifully landscaped communal gardens, providing residents with an exceptional setting to relax and enjoy the outdoors, while the adjoining woodland offers further opportunities for peaceful walks. The building is approached via a communal main entrance leading into an impressive, panelled reception hall, where a staircase descends to the lower ground floor and the private entrance to the apartment. The accommodation begins with a welcoming entrance hall featuring useful built-in storage. To the left are two well-proportioned double bedrooms, both benefiting from built-in wardrobes. The principal bedroom enjoys the additional luxury of an en-suite bathroom, while the second bedroom is served by a stylish modern shower room. The impressive living accommodation provides a generous open-plan arrangement, with a spacious lounge/diner seamlessly opening into a well-appointed kitchen. The kitchen features attractive Corian work surfaces and a range of integrated appliances, while an adjoining utility/pantry provides particularly useful additional storage and practical space. A wonderful feature of the apartment is the private patio garden, accessed directly from the lounge/diner via French doors. This attractive outdoor space provides an ideal setting for al fresco dining, entertaining or simply enjoying a morning coffee, with ample scope for pots and planting. Further benefits include allocated residents' parking together with a selection of visitor parking spaces. The property is offered with a share of the freehold and benefits from a lengthy 999-year lease commencing in 2003, providing excellent long-term security for prospective purchasers. An exceptional period home within an enviable private setting, Buckswood Grange offers a rare combination of historic character, beautifully maintained grounds, modern accommodation and convenient access to Uckfield town centre and London making this a superb permanent residence, weekend retreat or investment opportunity.

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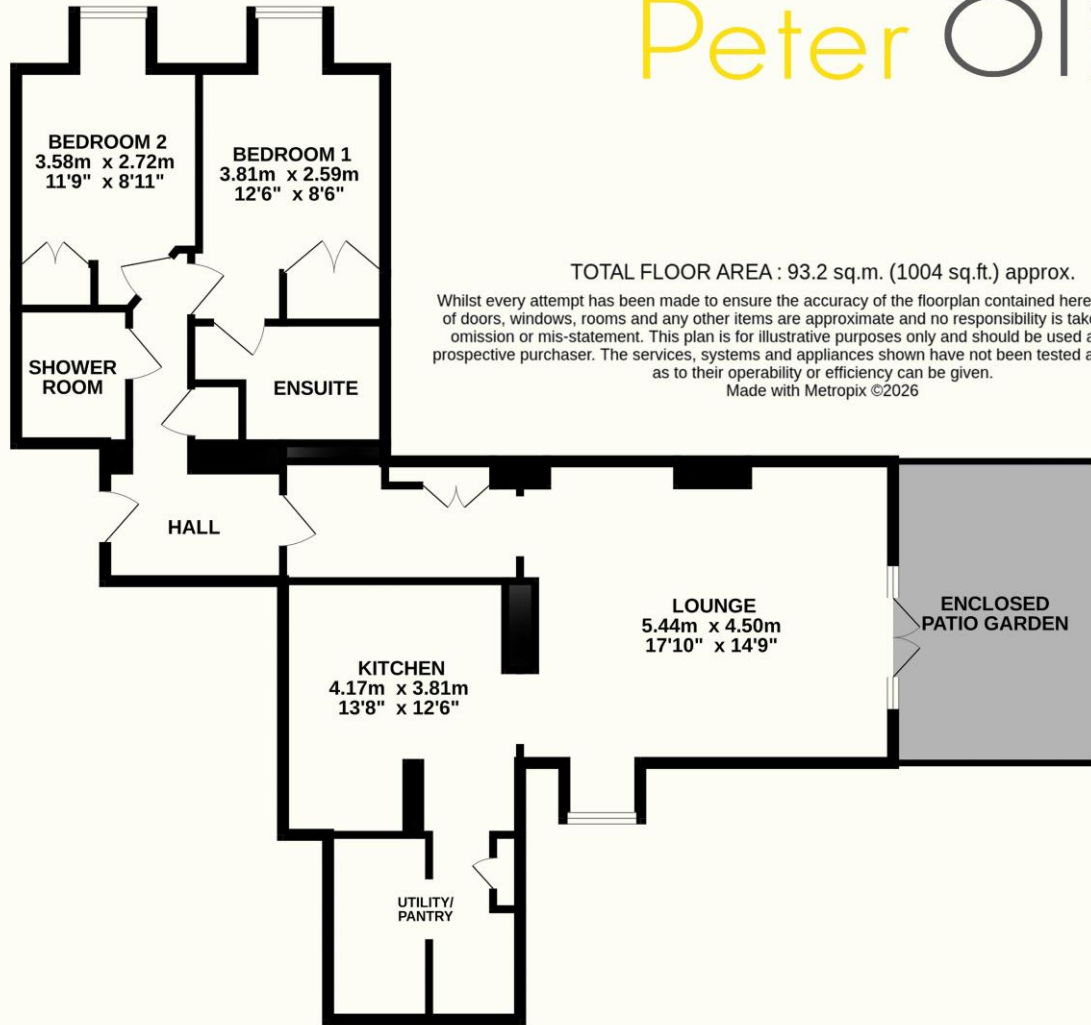
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The Property
Ombudsman

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Ombudsman
LETTINGS





TENURE: LEASEHOLD (Share of Freehold) **COUNCIL TAX BAND:** D
GROUND RENT: £0
MAINTENANCE/SERVICE CHARGE: Approx. £6,000 Per Annum
LEASE YEARS REMAINING: 999 Years From 2003

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