



Flat 1, 94B High Street, Uckfield TN22 1PU

£175,000  
**MANSELL  
McTAGGART**  
Trusted since 1947

# Flat 1

94B High Street, Uckfield

A stunning modern one bedroom first floor apartment with a private balcony with an off street parking space to the rear. Situated in the heart of the town centre with access to an array of amenities and the main line railway station.

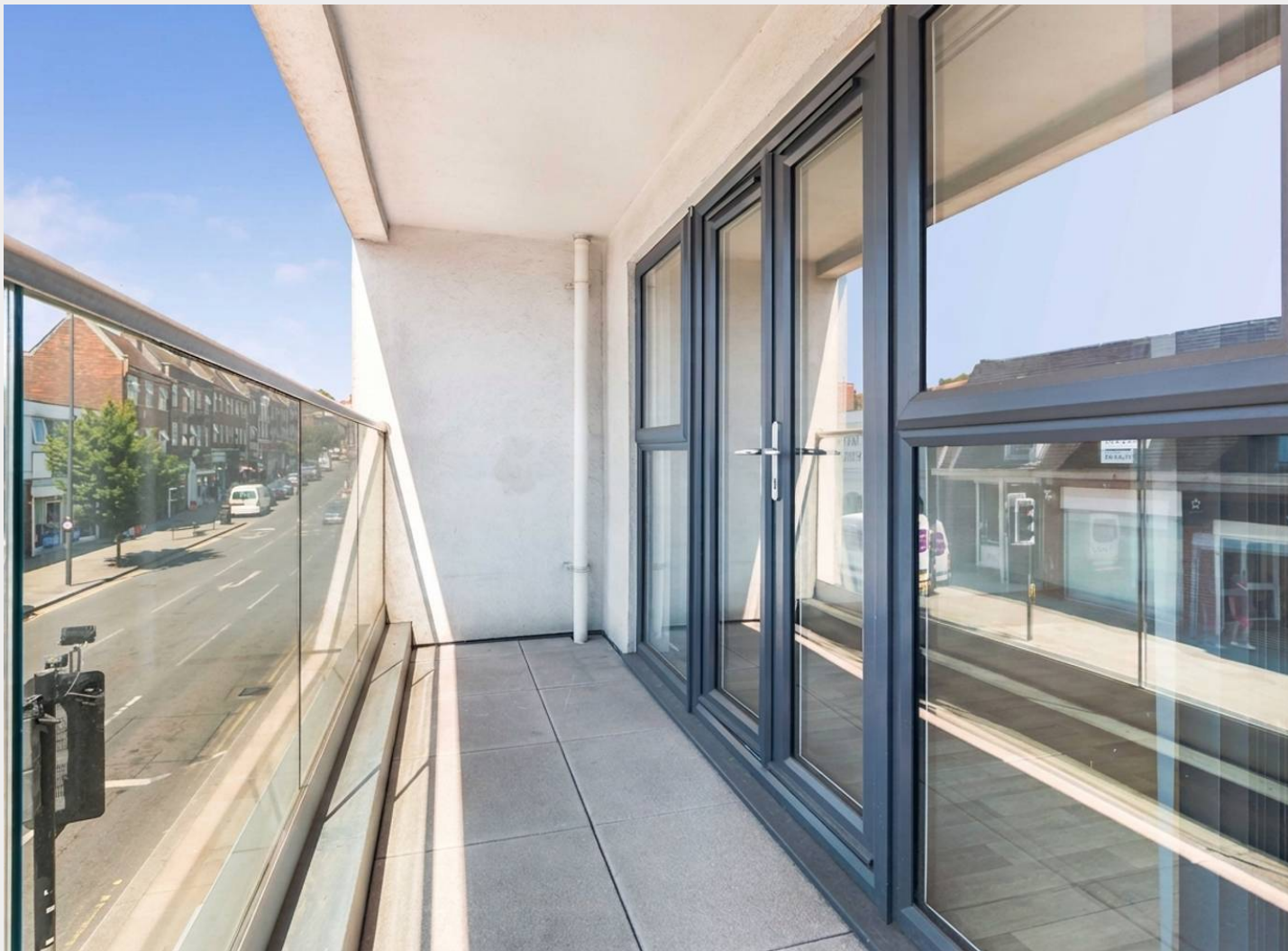
The property forms part of a modern block with a distinctive glass elevation to the rear. Access by vehicle is via Waitrose car park whilst a twitten provides convenient access to the high street.

The property is entered via a communal entrance with steps leading to the first floor. There is a spacious hallway with a bedroom found to the front, a bathroom comprising a white suite and enclosed bath. The living accommodation is beautifully open plan made up of a sitting room with French doors opening to a private balcony. To one side is the kitchen, fitted with a matching range of units to eye and base level with integrated appliances.

Council Tax band: B

Tenure: Leasehold





## Flat 1

94B High Street, Uckfield

Maintenance charge: £1,670 pa

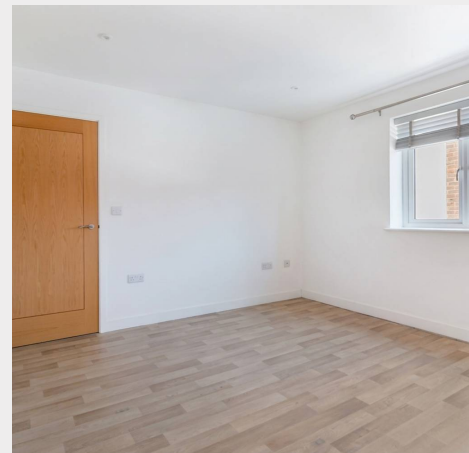
Ground rent: £250.00 pa

Lease: 89 years remaining

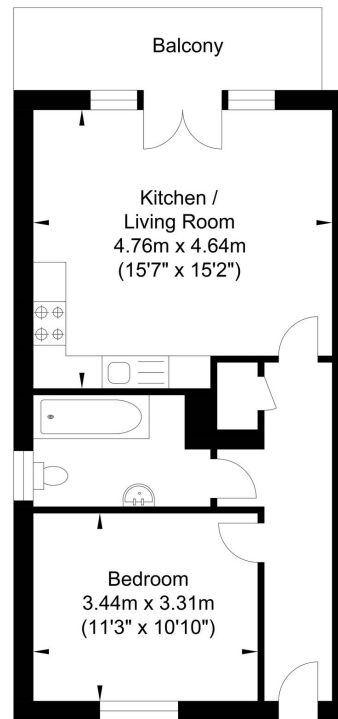
EPC: D

Electric heating

- A stunning modern one bedroom first floor apartment with a private balcony overlooking the town centre
- Off street parking to the rear
- Impressive open plan living accommodation
- Kitchen with integrated appliances
- Contemporary bathroom
- Walking distance from restaurants, shops and mainline railway station
- No onward chain



## High Street



Approximate Floor Area  
487.60 sq ft  
(45.30 sq m)

Approximate Gross Internal Area = 45.30 sq m / 487.60 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](mailto: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.