



12 Old Common Way
Uckfield, TN22 5GW
Price Guide £355,000



Tucked away in Old Common Way, this attractive semi-detached house offers stylish, contemporary living. From the moment you step inside, wood-effect flooring and oak internal doors create a seamless sense of flow, complemented by a welcoming entrance hall with elegant half-wall panelling.

At the heart of the property is a spacious kitchen/diner, thoughtfully designed to suit modern lifestyles. The kitchen features sleek wooden worktops, integrated appliances including a fridge freezer, dishwasher, oven and hob, as well as space for a washing machine. Under-cabinet lighting adds a refined touch, making this an ideal space for both everyday living and entertaining.

The generously sized living room is filled with natural light and benefits from built-in storage for added convenience. Elegant French doors open onto a beautifully designed outdoor living space—perfect for relaxing or hosting guests—with a lawned garden beyond, creating a seamless connection between indoor and outdoor living. The ground floor is completed by a stylish cloakroom with contemporary half-wall tiling.

Upstairs, a bright and airy landing leads to two well-proportioned double bedrooms. The principal bedroom enjoys tranquil garden views, fitted modern wardrobes, and a sleek en suite shower room complete with a heated towel rail and high-quality fittings. The second double bedroom features dual front-facing windows and an airing cupboard. The family bathroom is finished with natural tiling and includes a bath with overhead shower, contemporary basin, WC, and a heated towel rail.

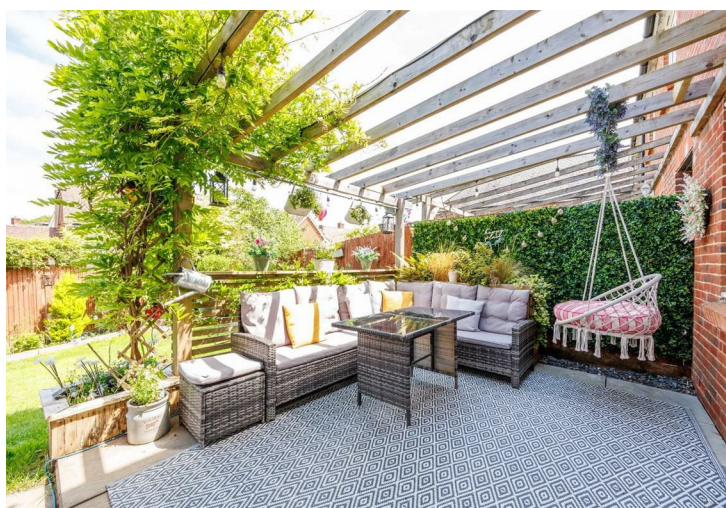
Externally, the attractive rear garden provides a wonderful retreat, ideal for both quiet enjoyment and social gatherings. The property further benefits from a driveway and garage, offering secure parking and additional storage.

Uckfield is a town set within the beautiful High Weald Area of Outstanding Natural Beauty, offering an abundance of scenic walks and picturesque countryside. The town centre boasts a range of independent shops, cafés, supermarkets and leisure facilities, along with a railway station providing direct links to London, making it ideal for commuters. Nearby Lewes and Brighton offer additional cultural, coastal and city attractions.

This beautifully modern and impeccably presented home offers an exceptional standard of finish throughout, perfectly blending style, comfort and practicality. Ready to move straight into, it provides an ideal opportunity for buyers seeking a high-quality home in a desirable location.

Council Tax Band: C





Viewing

Please contact our Banfield Estate Agents Office on 01892 653333

if you wish to arrange a viewing appointment for this property or require further information.

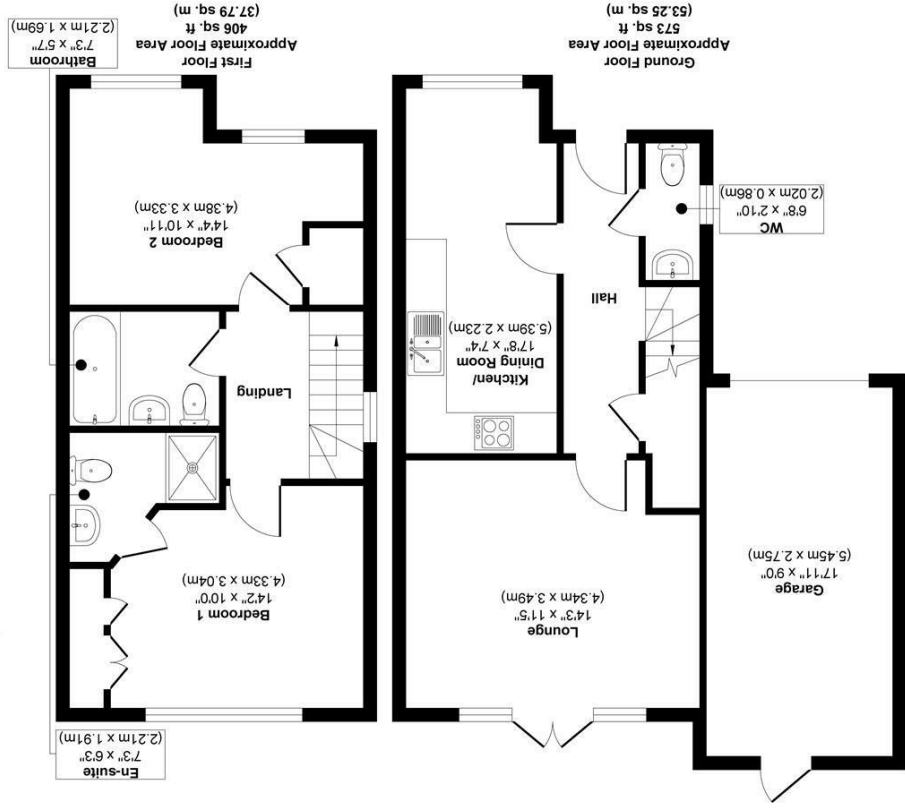
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Approx. Gross Internal Floor Area 979 sq. ft / 91.04 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Energy Efficiency Rating	
Potential	82
Current	77
Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	

Energy Efficiency Graph



Area Map