

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Ringles Cross, Uckfield, TN22 1HB

- ▼ Modern Ground Floor Maisonette
- ▼ 2 Bedrooms, Renovated Bathroom
- ▼ Open Plan Lounge/Kitchen/Diner
- ▼ Private Enclosed Rear Garden
- ▼ Residents Parking
- ▼ Walking Distance of High Street



EPC RATING

Current:

Potential:

EPC Awaited

Guide Price:
£250,000 - £260,000



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A modern and beautifully presented two-bedroom ground floor maisonette offering the rare advantage of its own private front door, side access gate, and an enclosed, south-facing private garden. Upon entering, you are welcomed into a bright and spacious open-plan lounge, kitchen and dining area, perfectly designed for contemporary living and entertaining. The well-appointed kitchen features a range of wall and base units, providing ample storage and generous worktop space, while the lounge/dining area is flooded with natural light and benefits from French doors opening directly onto the private garden. The property offers two well-proportioned bedrooms, complemented by a recently updated and stylishly finished family bathroom. Outside, the south-facing rear garden has been thoughtfully arranged with a patio area, ideal for al fresco dining and summer barbecues, leading onto a generous lawn that provides an excellent space for children to play or for keen gardeners to enjoy. A significant advantage of this property is the exceptionally long lease, with approximately 981 years remaining, providing buyers with valuable long-term peace of mind. Conveniently situated within walking distance of Uckfield High Street and the town's mainline railway station, offering direct services to London, the property also enjoys easy access to a wide range of local amenities, highly regarded schools, and recreational facilities. This superb maisonette would make an ideal first-time purchase, downsizing opportunity, or investment, combining modern accommodation, private outdoor space, and an excellent central location.

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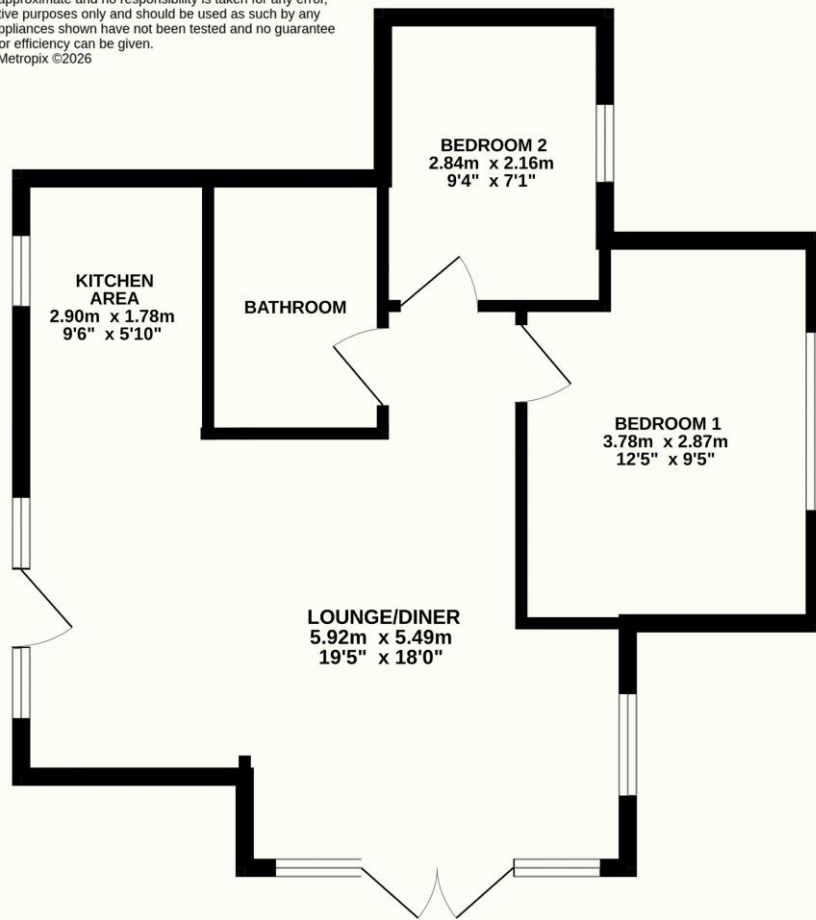
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TOTAL FLOOR AREA : 49.1 sq.m. (528 sq.ft.) approx.

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: LEASEHOLD COUNCIL TAX BAND: B

GROUND RENT: £0

MAINTENANCE/SERVICE CHARGE: £554.45 per year

LEASE YEARS REMAINING: 981 years

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