



OAKFIELD



Framfield Road, Uckfield TN22 5AU

Price Guide £375,000



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## Framfield Road, Uckfield TN22 5AU

Planning Permission for a Single Storey Rear Extension - WD/2026/0532/PD

A beautifully presented and deceptively spacious three-bedroom period terraced home, ideally situated on the ever-popular Framfield Road, within easy walking distance of Uckfield town centre and the mainline railway station. This attractive character property has been thoughtfully modernised, successfully combining period charm with contemporary living to create an exceptional family home.

The accommodation is arranged over two floors and offers well-proportioned, light-filled rooms throughout. A covered entrance porch leads into a welcoming sitting room featuring a charming fireplace and wooden flooring. The accommodation flows seamlessly through to the spacious dining room, which enjoys an open fireplace and matching wood flooring, creating an ideal space for both everyday living and entertaining.

To the rear of the property, the kitchen is fitted with a range of units and work surfaces and enjoys direct access to the rear garden. On the first floor, there are three well-proportioned bedrooms, including a generous principal bedroom to the front and a further double bedroom overlooking the rear garden. A good-sized third bedroom and a family bathroom complete the accommodation, with the bathroom benefitting from a central circular roof light that provides an abundance of natural daylight.

Outside, the front garden is predominantly laid to lawn with mature flower and shrub borders and offers potential for off-road parking, subject to the necessary planning consents. The substantial rear garden is fully enclosed, principally laid to lawn and complemented by a paved pathway, providing an excellent outdoor space for families and entertaining.

The property occupies a highly convenient position from Uckfield town centre, which offers an excellent range of shopping facilities, restaurants, public houses, schools and a mainline railway station providing regular commuter services to London Bridge.





### Lounge

13'1" x 11'1" (4.00m x 3.40m)

### Dining Room

14'5" x 13'1" (4.40m x 4.00m)

### Kitchen

11'1" x 7'10" (3.40m x 2.40m)

### Bedroom One

13'1" x 11'1" (4.00m x 3.40m)



### Bathroom

### Bedroom Two

10'2" x 6'6" (3.10m x 2.00m)

### Bedroom Three

11'1" x 7'10" (3.40m x 2.40m)

Council Tax Band C-£2,425.27 per annum



## Floor Plan

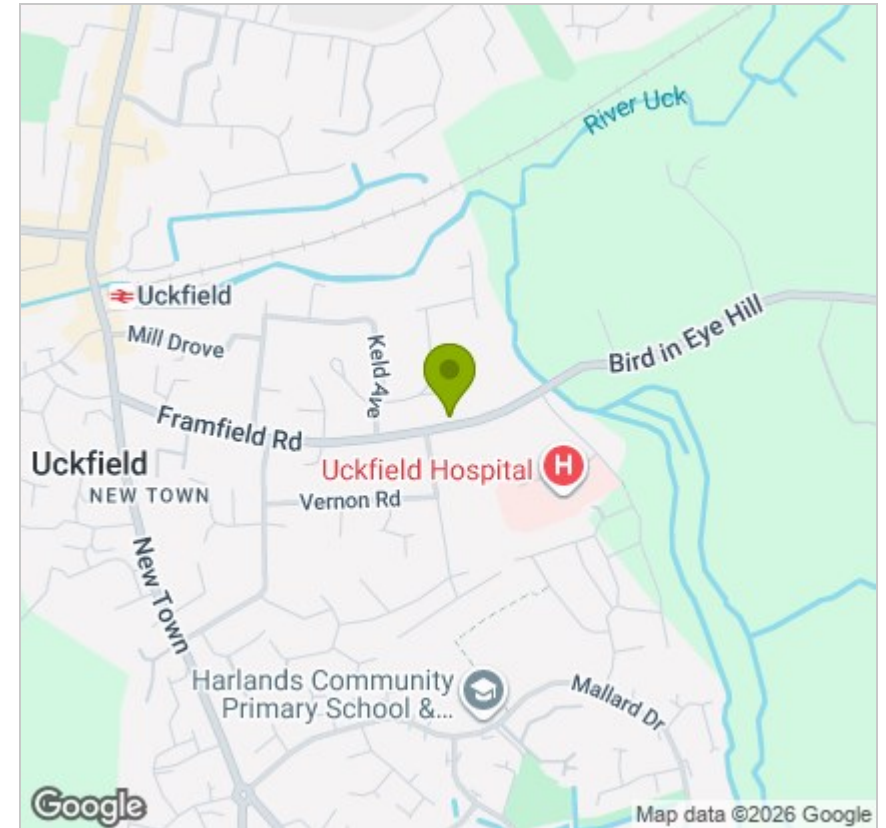


## Viewing

Please contact us on 01825 762132 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

