



LAWRENCE HOUSE, HEMPSTEAD ROAD

UCKFIELD - £255,000



**Flat 7, Lawrence House,
Hempstead Road, Uckfield TN22 1DY**

Communal Entrance Hall - Private Front Door - Living Room - Kitchen - Inner Lobby - Two Bedrooms - Shower Room - Communal Gardens - Garage En-Bloc

A spacious two double bedroom first floor apartment with a long lease and share of freehold, situated in this tucked away yet convenient position for Uckfield High Street and its amenities. The property is offered with vacant possession and the benefit of a single garage en-bloc to the rear and communal gardens. Viewing is recommended.

COMMUNAL ENTRANCE HALL:

uPVC double glazed communal front door into entrance hall with staircase rising to a galleried landing with uPVC windows to front and private timber panelled front door into:

LIVING ROOM:

uPVC double glazed picture window to rear. Useful shelved storage cupboard. Wall mounted electric heater (to be installed). Opening into:

KITCHEN:

uPVC double glazed window to front. Modern fitted kitchen with range of timber effect worksurfaces incorporating stainless steel sink and drainer with mixer tap over. Range of cupboard and drawer units below. Matching wall mounted cupboards. Stainless steel brush fronted oven with four ring gas hob over, splashback and extractor hood with light. High level stainless steel brush fronted microwave oven. Integrated fridge and freezer, washing machine with matching front panel and slimline dishwasher. Recessed ceiling downlighters. Timber effect vinyl flooring.

INNER LOBBY:

Wall mounted electric heater. Door to airing cupboard with hot water cylinder and slatted shelving.



BEDROOM ONE:

uPVC double glazed window to side with views over trees in the distance. Fitted double wardrobe cupboard and further fitted wardrobes with mirror fronted doors. Wall mounted electric heater (to be installed).

BEDROOM TWO:

uPVC double glazed window to front. Fitted double wardrobe cupboard with shelving and hanging rail within. Wall mounted electric heater (to be installed).

SHOWER ROOM:

Obscured uPVC double glazed window to front. Fitted with a modern white suite with chrome effect fittings comprising low level WC with twin button flush, pedestal wash basin, enclosed shower cubicle being tiled inside. Wall mounted mirror. Timber effect vinyl flooring. Wall mounted electric heated towel rail. Shaver point. Localised tiling.

OUTSIDE:

To the front of the property is access and to the right is vehicular access leading beyond communal gardens with areas of lawn and access to a garage en-bloc (number 5) with light and up-and-over door.

SITUATION:

The property is situated a short stroll from Uckfield town centre with its mainline Railway Station, a range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The market town of Heathfield is approximately 8 miles to the East. The South coast is accessible within a 30 minute drive and the Ashdown Forest is a short drive to the North. The area is well served for schooling and recreational facilities such as the East Sussex National Golf Course Hotel and Spa.



VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Leasehold with Share of Freehold
 Lease – 999 years from 09/05/1967
 Service Charge - We are advised by the seller that this is currently £1200 per annum paid in quarterly instalments to include buildings insurance.
 Ground Rent - None payable
 We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX:

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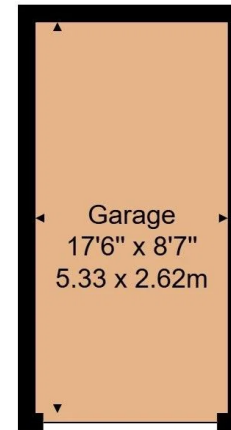
ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
 Mobile Phone Coverage search Ofcom checker
 Flood Risk - Check flooding history of a property England - www.gov.uk
 Services - Mains Water, Electricity & Drainage
 Heating - Electric

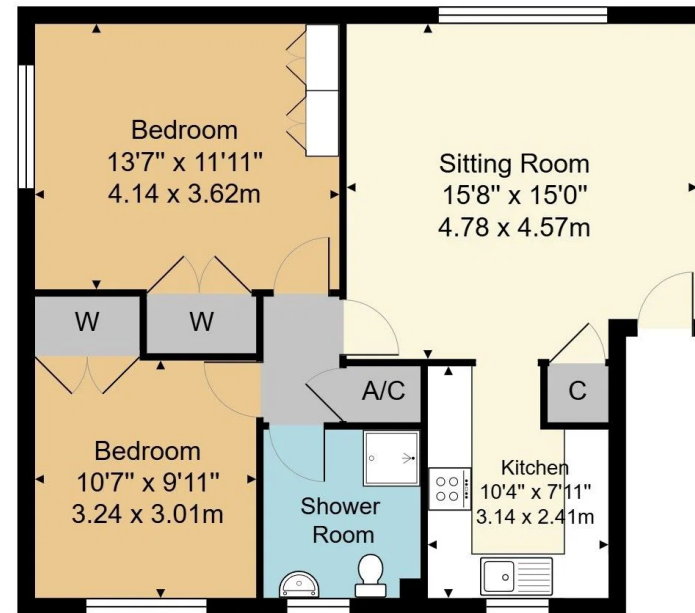
Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

House Approx. Gross Internal Area
 711 sq. ft / 66.0 sq. m

Garage Approx. Internal Area
 150 sq. ft / 14.0 sq. m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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