

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## Selby Rise, Uckfield, TN22 5EE

- ▼ Generous Semi-Detached House
- ▼ 3/4 Bedrooms, Bathroom, W/C
- ▼ Study, Lounge/Diner, Kitchen, Utility
- ▼ Quiet Cul-De-Sac Position
- ▼ Large Landscaped Rear Garden
- ▼ NO ONWARD CHAIN



### EPC RATING

Current:  Potential:  
EPC Awaited

**£425,000**



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Tucked away in a traffic-free position at the end of a peaceful cul-de-sac, this END OF CHAIN and spacious three/four-bedroom semi-detached home enjoys a highly convenient setting within walking distance of Uckfield High Street, the mainline train station, local schools, and an excellent range of everyday amenities. Occupying a generous plot, the property offers superb outdoor space, ample off-road parking, and exciting scope for enlargement, subject to the usual planning consents. To the front, the property is approached via a generous driveway providing extensive off-road parking alongside a useful car port and an expanse of lawn. The rear garden is a true gardener's retreat, thoughtfully arranged to provide several areas for relaxation and enjoyment. A paved patio offers the perfect setting for outdoor dining and entertaining, leading onto a level lawn with additional seating areas beyond. Privately positioned at the rear of the garden is a dedicated space for growing vegetables, while a range of outbuildings provide excellent storage for tools and gardening equipment. Internally, the home is first welcomed by a bright and inviting entrance hall featuring useful understairs storage and access to a spacious study/fourth bedroom, ideal for those working from home or requiring flexible accommodation. The sizeable lounge/diner is a wonderful family space, complete with a charming log burner and patio doors opening directly onto the garden, creating an ideal environment for both everyday living and entertaining guests. The kitchen is complemented by a separate utility room and a convenient ground floor cloakroom/WC. Upstairs, the naturally light landing enjoys pleasant views to the front and gives access to three well-proportioned bedrooms, each benefitting from built-in cupboards. These are served by a family bathroom. This is a fantastic opportunity for buyers seeking a well-positioned family home with a generous plot, excellent outdoor space, and versatile accommodation, all within a quiet cul-de-sac setting close to the heart of town.

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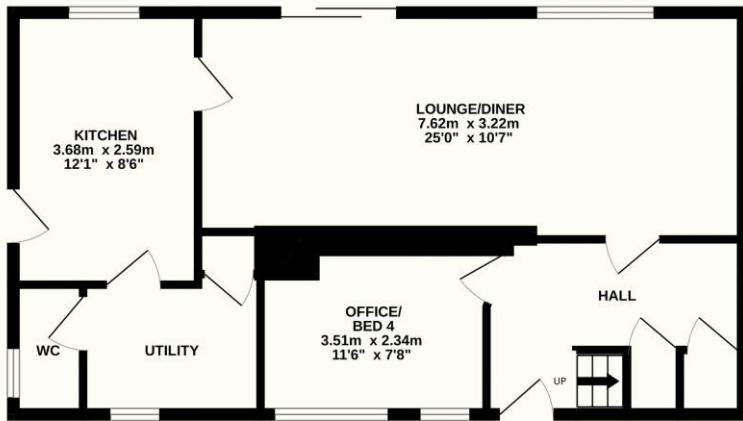
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The Property  
Ombudsman

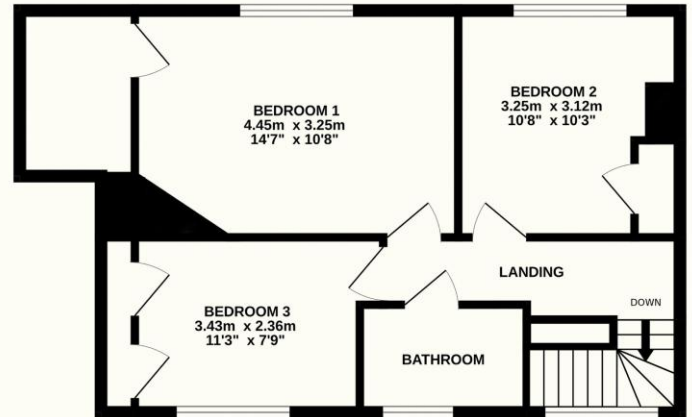
The Property  
Ombudsman  
LETTINGS



## GROUND FLOOR 58.0 sq.m. (625 sq.ft.) approx.



## 1ST FLOOR 49.7 sq.m. (535 sq.ft.) approx.



TOTAL FLOOR AREA : 107.7 sq.m. (1159 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: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: N/A

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