

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Rocks Park Road, Uckfield, TN22 2BD

- ▼ 3 Bedroom Detached House
- ▼ Family Bathroom & W/C
- ▼ Double Aspect Lounge/Diner
- ▼ Kitchen/Breakfast Room
- ▼ Driveway & Single Garage
- ▼ Generous South Facing Garden



EPC RATING

Current:
49 | E

Potential:
83 | B

£465,000



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Situated on the popular Rocks Park development, this attractive three-bedroom detached family home offers well-proportioned accommodation, a generous south-facing rear garden, driveway and single garage. The property is ideally suited to a range of buyers, including families, downsizers and investors, while also offering excellent potential to extend, subject to the necessary planning consents. The property is welcomed by a bright entrance hall, with a convenient ground floor cloakroom positioned to the side. Doors lead through to a spacious lounge/diner, which enjoys a pleasant double aspect to both the front and rear. French doors open directly onto the garden, creating a lovely connection between the indoor and outdoor living spaces. The room also benefits from a feature fireplace and a serving hatch through to the kitchen. Completing the ground floor is a well-equipped kitchen/breakfast room, featuring tiled flooring and a range of wall and base units. A door provides convenient access to the side of the property. Upstairs, the landing leads to three well-proportioned bedrooms, two of which are comfortable double bedrooms, along with a family bathroom. The rear garden is a particular highlight, enjoying a generous, level layout that provides an ideal space for children to play, keen gardeners to enjoy, or for entertaining and relaxing during the warmer months. The property also benefits from a driveway and single garage, providing useful off-road parking and storage. The location is exceptionally convenient, being within walking distance of Uckfield High Street, which offers an excellent selection of shops, cafés, restaurants and other everyday amenities. Uckfield also benefits from a mainline railway station with services towards London, while there is a good choice of primary and secondary schools in the surrounding area. Properties of this type are highly sought after, and an internal viewing is strongly recommended to fully appreciate the accommodation, garden and potential this home has to offer.

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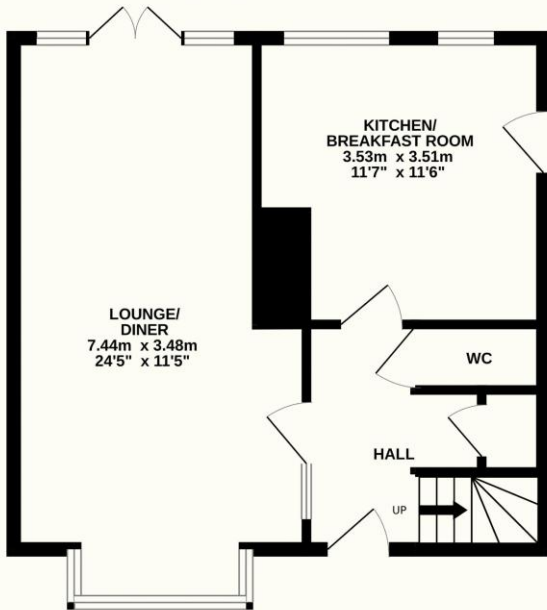
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The Property
Ombudsman

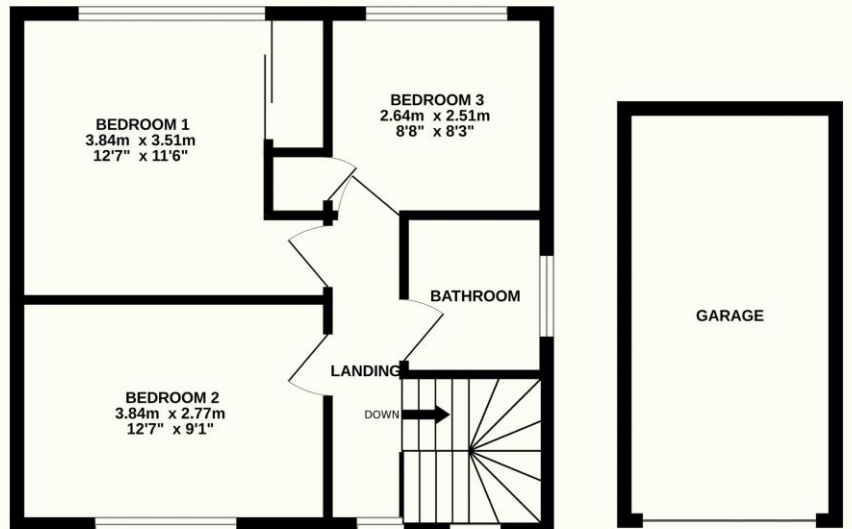
The Property
Ombudsman
LETTINGS



GROUND FLOOR
43.1 sq.m. (464 sq.ft.) approx.



1ST FLOOR
41.7 sq.m. (449 sq.ft.) approx.



TOTAL FLOOR AREA : 98.2 sq.m. (1057 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: E

MAINTENANCE/SERVICE CHARGE: N/A

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