

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## Selby Rise, Uckfield, TN22 5EE

- Well-Presented Semi-Detached
- 3 Bedrooms, Bathroom, W/C
- Kitchen/Breakfast Room
- Lounge, Dining Room, Store
- Attractive Garden, Driveway
- NO ONWARD CHAIN



### EPC RATING

Current:  Potential:  
EPC Awaited

**£425,000**



## Selby Rise, Uckfield, TN22 5EE

Enjoying a peaceful cul-de-sac setting just a short walk from Uckfield High Street and the mainline train station, with direct services to London, this beautifully presented three-bedroom semi-detached home offers spacious, versatile accommodation ideal for families, professionals, and commuters alike. The property is entered via a welcoming central entrance hall, complete with a large built-in storage cupboard, perfect for coats, shoes, and everyday essentials. To the front of the house is a bright and comfortable living room, while a separate dining room enjoys elegant glazed double doors, allowing the two reception rooms to be opened up for entertaining or closed off to create more private spaces as required. To the rear, the impressive double-aspect kitchen/breakfast room is fitted with an excellent range of wall and base units, offering ample storage and workspace, together with plenty of room for a breakfast table and chairs. A convenient ground floor cloakroom/WC completes the downstairs accommodation. The first floor features a bright and airy landing leading to three well-proportioned bedrooms, all served by a stylish and contemporary family bathroom finished to a high standard. Outside, the property continues to impress. To the front is a generous driveway providing off-road parking for two vehicles. The enclosed rear garden is a wonderful size, being predominantly laid to lawn with an attractive decked seating area, ideal for outdoor dining, relaxing, and entertaining during the warmer months. Adjoining the rear of the house is a further decked terrace with access to an integral store/utility room, offering excellent storage and potential to incorporate into the main living accommodation, subject to any necessary consents. Offered to the market with the added advantage of NO ONWARD CHAIN, this superb home combines a peaceful residential setting with excellent access to local amenities and transport links, making it an exceptional opportunity for a wide range of buyers.

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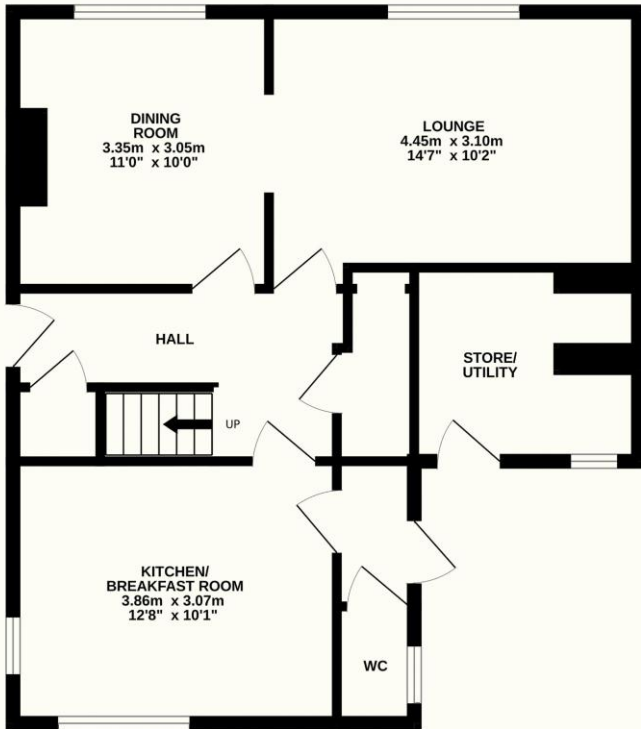
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The Property Ombudsman

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LETTINGS



## GROUND FLOOR 57.3 sq.m. (617 sq.ft.) approx.



## 1ST FLOOR 43.2 sq.m. (465 sq.ft.) approx.



## TOTAL FLOOR AREA : 100.5 sq.m. (1082 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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