

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Rocks Park Road, Uckfield, TN22 2BD

- ▼ Impressive Detached House
- ▼ Extended & Renovated Throughout
- ▼ 3 Bedrooms, Bathroom, En-Suite
- ▼ Lounge/Kitchen/Diner, Utility, W/C
- ▼ Family Room/Playroom, Study
- ▼ Driveway, Landscaped Garden



EPC RATING

Current:

Potential:

EPC Awaited

Guide Price

£450,000 - £475,000



Rocks Park Road, Uckfield, TN22 2BD

A significantly modernised, extended and beautifully presented three-bedroom detached home, situated within the highly sought-after Rocks Park development. Ideally positioned within walking distance of Uckfield's bustling High Street, mainline railway station with services to London, local schools, shops and a selection of restaurants, this impressive home is perfectly suited to a variety of buyers, including families, upsizers and downsizers seeking a turnkey property both inside and out. A welcoming entrance hall provides access to a useful study and separate family/playroom to front, before leading through to the impressive open-plan lounge, kitchen and dining area. This exceptional space forms the heart of the home and is ideal for both everyday family life and entertaining friends and family. The contemporary kitchen has been finished to a high standard and features a striking vaulted ceiling, generous work surfaces and an excellent range of fitted storage cupboards. A particularly useful utility room, complete with understairs storage cupboard, together with a separate WC, completes the ground floor accommodation. Upstairs, the landing leads to two well-proportioned double bedrooms positioned to the front of the property, along with a particularly generous third bedroom overlooking the rear garden. The principal bedroom has been thoughtfully extended and benefits from built-in wardrobes and a stylish en-suite shower room. The remaining bedrooms are well served by the family bathroom. Outside, the front of the property benefits from a private driveway providing off-road parking for two vehicles. To the rear is a beautifully landscaped south-facing garden, featuring a large porcelain-tiled patio providing an excellent space for outdoor dining and entertaining. Beyond this is an expanse of artificial lawn, creating a practical and low-maintenance area where children can play safely throughout the year. A large and secure outbuilding connected with electricity provides excellent additional storage. This is a truly impressive home that combines contemporary style, generous living accommodation and a fantastic location. Presented in excellent condition throughout, early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

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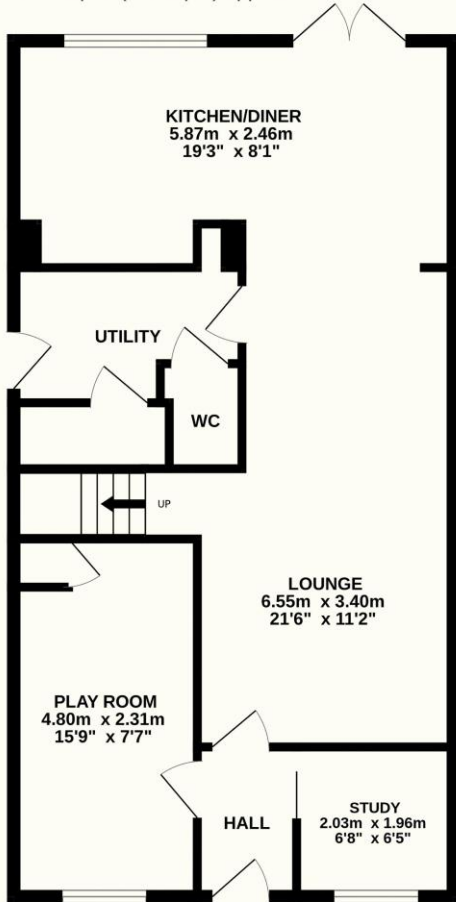
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GROUND FLOOR
67.7 sq.m. (729 sq.ft.) approx.

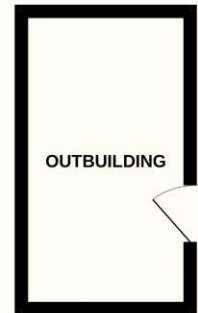
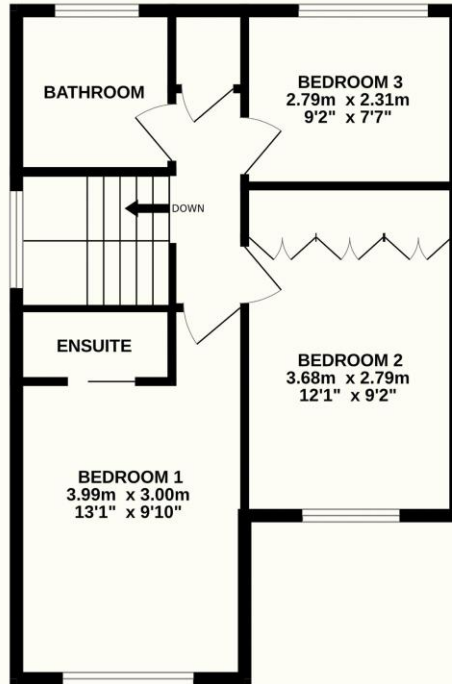


TOTAL FLOOR AREA : 123.4 sq.m. (1328 sq.ft.) approx.

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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1ST FLOOR
46.7 sq.m. (502 sq.ft.) approx.



TENURE: FREEHOLD

COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: N/A

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