

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## Saunders Close, Uckfield, TN22 2BX

- ▼ Semi-Detached House
- ▼ 2 Bedrooms, Bathroom
- ▼ Kitchen, Lounge, Conservatory
- ▼ Generous Garden
- ▼ Garage and Driveway
- ▼ NO ONWARD CHAIN



### EPC RATING

Current:

66 | D

Potential:

84 | B

**Guide Price:**  
**£325,000 - £350,000**



## Saunders Close, Uckfield, TN22 2BX

A well-presented semi-detached home, pleasantly positioned towards the end of a quiet cul-de-sac and enjoying a wonderful backdrop adjoining a delightful nature reserve — perfect for those who appreciate peaceful woodland walks and a tranquil setting. Upon entering, you are welcomed by an entrance hall which provides access to the kitchen at the front of the property. To the rear, a spacious lounge/diner offers an ideal space for both relaxing and entertaining, with doors opening into a particularly useful conservatory that enjoys views over the garden and provides additional versatile living space. Upstairs, the property features two well-proportioned bedrooms, both served by a family bathroom. Externally, the home benefits from a generous driveway leading to a single garage, while the front garden offers potential to be adapted to create an additional parking space if required. The rear garden is a true highlight — generous in size and thoughtfully arranged to provide ample space for entertaining family and friends, all while backing directly onto the picturesque nature reserve for added privacy and an attractive outlook. Offered to the market with NO ONWARD CHAIN, this property presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

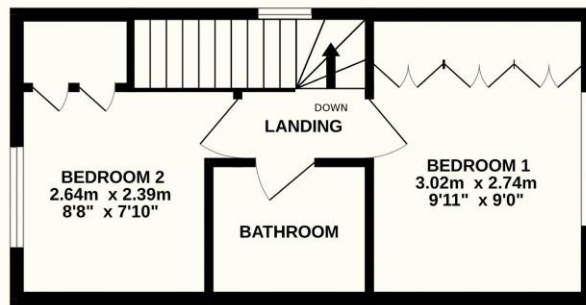
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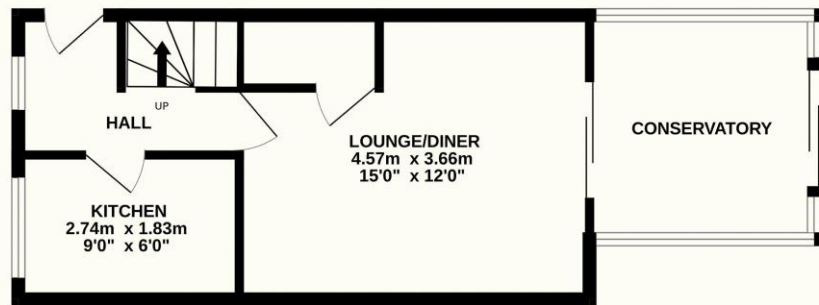
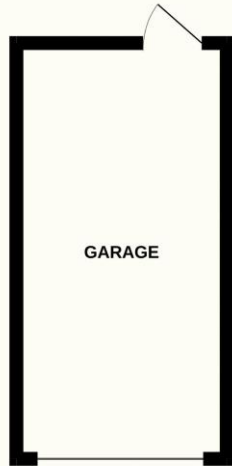




1ST FLOOR  
27.3 sq.m. (294 sq.ft.) approx.



GROUND FLOOR  
35.8 sq.m. (385 sq.ft.) approx.



TOTAL FLOOR AREA : 77.9 sq.m. (838 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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