



**Price**  
**£350,000**

**Leasehold**

2x  1x  1x 

**Ground Floor Flat,  
Aysgarth, New Town,  
Uckfield, East Sussex,  
TN22**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Impressive Edwardian ground floor maisonette
- Gorgeous period features including fireplaces and tall ceilings
- Conservatory, private rear garden and attached garage
- Potential to convert garage (subject to planning permission)
- No onward chain

## Accommodation

### GROUND FLOOR

#### Hallway

Kitchen: 12'1 x 6'6 (3.69m x 1.98m)

Dining Area: 10'7 x 10'6 (3.23m x 3.20m)

#### Utility Area

Lounge: 17'1 x 15'9 (5.21m x 4.80m)

Conservatory: 11'9 x 10'8 (3.58m x 3.25m)

Bedroom 1: 15'2 x 13'9 (4.63m x 4.19m)

Bedroom 2: 11'10 x 9'7 (3.61m x 2.92m)

#### Bathroom

### OUTSIDE

#### Rear Garden

#### Garage

**Ground Floor**  
Approx. 102.9 sq. metres (1107.9 sq. feet)



**Call Uckfield - 01825 768915 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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