

Uckfield 01825 703000
 Crowborough 01892 489000
 Heathfield 01435 511800

Peter Oliver



New Town, Uckfield, TN22 5DD

- ▼ **Top-Floor One Double Bedroom Flat**
- ▼ **Share Of Freehold Included**
- ▼ **Modern, Refurbished Kitchen & Shower Room**
- ▼ **Private Entrance With Storage Cupboard**
- ▼ **Allocated Parking & Communal Gardens**
- ▼ **Close To Town Centre & Train Station**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		

OIEO £150,000



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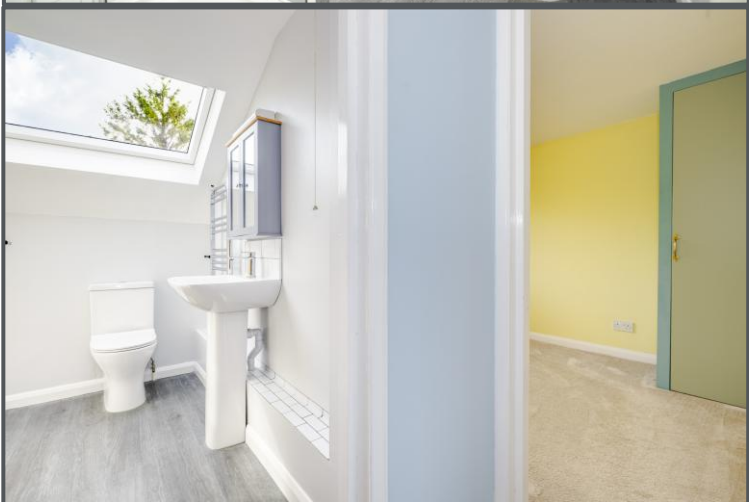
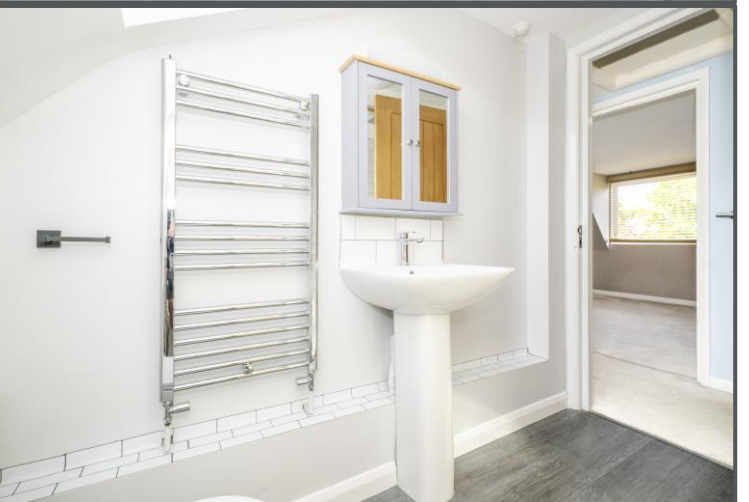
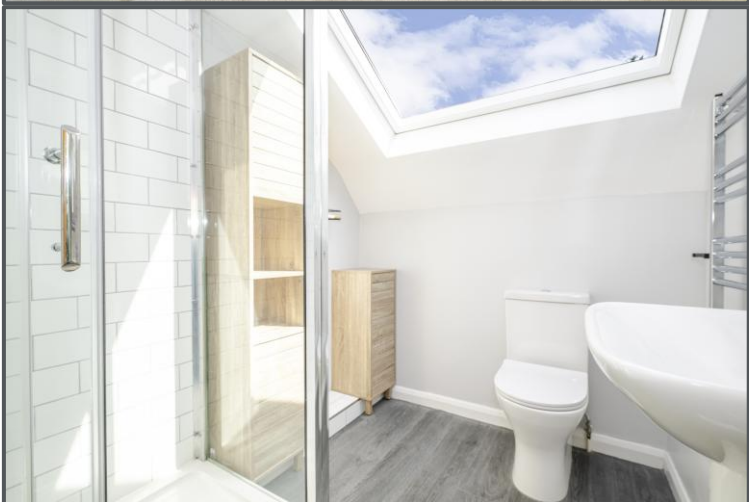
This highly attractive and well-presented one double bedroom flat is located on the top floor of a handsome building, offering convenient access to the town centre. The property is being sold with a share of the freehold, making it an appealing opportunity. The communal entrance features a private front door and stairs leading to the landing, which includes a handy storage cupboard—perfect for stashing Christmas decorations or a suitcase. The modern kitchen has been refurbished in recent years, providing a contemporary space for cooking. The flat also comprises a double bedroom, an attractive living room, and a stylish shower room. Externally, residents benefit from a large driveway with an allocated parking space. There is also side access to the spacious communal gardens at the rear of the building. Conveniently located within easy reach of Uckfield town centre and just a short walk from the train station with links to London, this property is ideal for first-time buyers, those looking to downsize, or as an investment opportunity.

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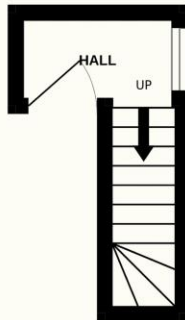
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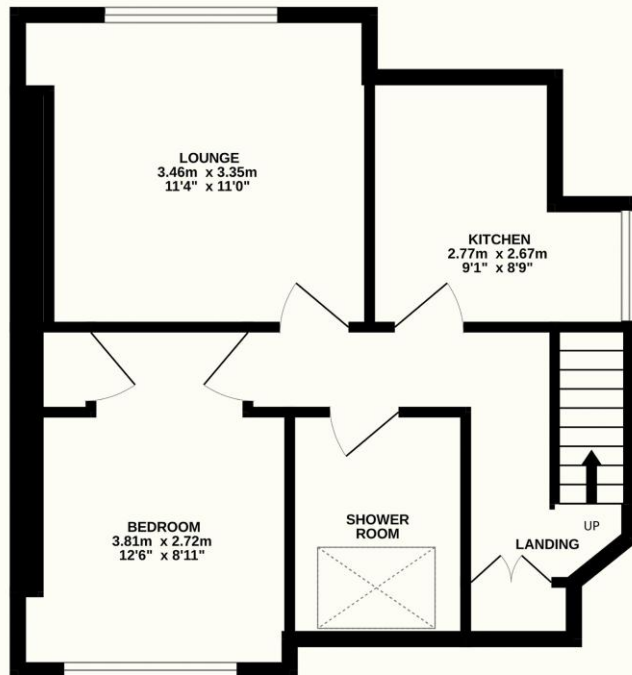




1ST FLOOR ENTRANCE
3.8 sq.m. (41 sq.ft.) approx.



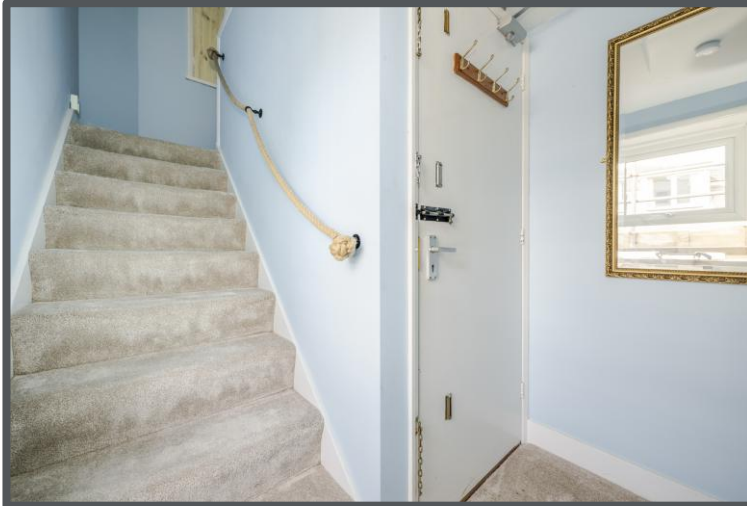
TOP FLOOR FLAT
44.3 sq.m. (477 sq.ft.) approx.



TOTAL FLOOR AREA : 48.1 sq.m. (518 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: LEASEHOLD **COUNCIL TAX BAND:** B **GROUND RENT:** £0 **MAINTENANCE/SERVICE CHARGE:** £158.66 Per Month **LEASE LENGTH REMAINING:** 189 Years **SERVICE CHARGE:** N/A

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