



45a Downsview Crescent, Uckfield, East Sussex, TN22 1TJ

OIEO £425,000

**MANSELL  
McTAGGART**  
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# 45a Downsview Crescent

Uckfield

A seldom found 3 bedroom 2 bathroom detached modern family home with off street parking to the rear, occupying a generous rear garden. Situated in a discreet traffic free position yet within a short scroll of leisure centre, community college and town centre.

This stunning family home occupies a pleasant traffic free position enjoying much peace and seclusion. Being a modern home the property benefits from many individual features, to mention a spacious entrance hall and an impressive open plan living area to the rear and an ensuite shower room.

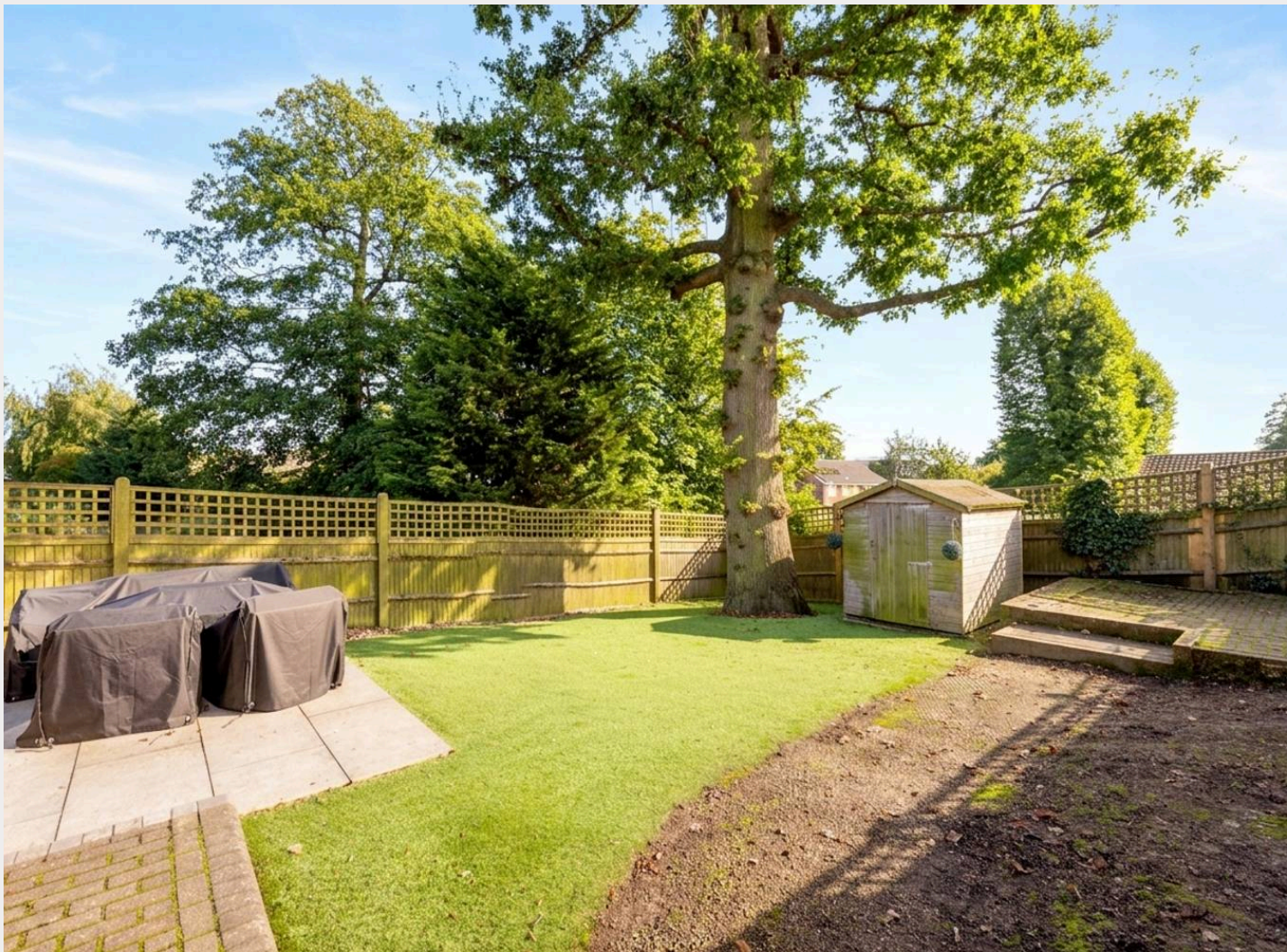
The property is entered via a spacious hallway with a cloakroom found nearby and a large built-in cupboard. There is a generous size sitting room and to the rear of the property is an open plan kitchen/dining room. The kitchen is made up to one side by a range of matching units with a built-in gas hob and oven. The dining area enjoys a pleasant view of the garden and has a set of French doors.

Council Tax band: D

EPC C

Tenure: Freehold





## 45a Downsvie Crescent

### Uckfield

The first floor provides a spacious landing and three double bedrooms, the principal bedroom has a built-in wardrobe and en-suite shower room. The family bathroom has been fitted with a modern white suite and enclosed bath.

Outside, the front of the property is approached via a discreet path from the road, there is a central path leading to the property with a lawn either side. The rear garden is laid to low maintenance with an artificial lawn and a newly laid stone seating terrace which adjoins the rear of the property. The whole is enclosed by close board fencing with mature trees, a person gate leads to the parking area.

Downsvie Crescent forms part of the popular Manor Park development. A small parade of shops is nearby including a Tesco Express whilst both primary and secondary schools together with a popular leisure centre are also within walking distance. Uckfield town centre is also within walking distance and offers a comprehensive range of shopping and leisure facilities including a cinema, several bars/restaurants as well as a popular leisure centre and railway station providing services to London.



# Downsview Crescent



Ground Floor  
Approximate Floor Area  
612 sq ft  
(56.9 sq m)

First Floor  
Approximate Floor Area  
534 sq ft  
(49.6 sq m)



Approximate Gross Internal Area = 106.5 sq m / 1147 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

## Mansell McTaggart Uckfield

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