



12 Parklands, Maresfield

Uckfield

Guide Price **£350,000-£375,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

12 Parklands

Maresfield, Uckfield

A completely renovated 3 bedroom , 2 bath/shower room family home, enviably position in the heart of this picturesque village within walking distance of the village amenities and countryside walks.

Boasting over 1,000 sq ft of accommodation this spacious property has been completely renovated to provide a brand new interior and benefits from, in brief, on the ground floor; an impressive open plan kitchen dining family room, the kitchen offers a range of matching units to eye and base level, integrated appliances and double doors opening onto the outside seating terrace, the entrance hall has a large storage cupboard, a downstairs WC and a staircase rising to the first floor.

The first floor offers two generous double bedrooms, a beautifully fitted family bathroom and a staircase rising to the second floor, offering; a large principle bedroom with an en-suite shower room.

Outside the South facing rear garden is mainly laid to level lawn with a seating terrace immediately adjoining the rear of the property, a gate at the far end of the property provides rear access.

The front of the property is approached via a driveway with parking for 2 cars leading to an enclosed front garden.





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12 Parklands is pleasantly positioned in this highly sought after village forming part of the conservation area. Maresfield offers a strong sense of community spirit and has several public facilities including a highly regarded village primary school, a village store, a village hall, a picturesque church and the Chequers Inn.

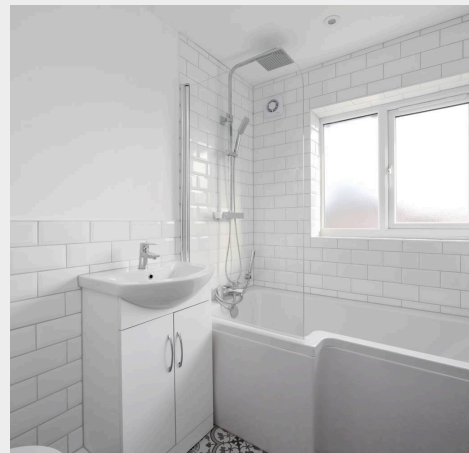
There are fine rural walks available nearby whilst a comprehensive range of shopping and leisure facilities can be found nearby in Uckfield, which offers numerous bars/restaurants, individual shops, a public library, railway station and several supermarkets. Additional railway services can be found at nearby Buxted offering services to London in just over an hour, whilst the A272 provides swift vehicular access to

Haywards Heath and a faster commuting service to London (London to Victoria in approx. 47 minutes). The coastal resorts of Eastbourne and Brighton are also easily accessible, as is the breath taking 6,500 acre Ashdown Forest, with its vast scenic walks and bridle paths, (the inspiration behind A.A Milne's Winnie the Pooh books.)

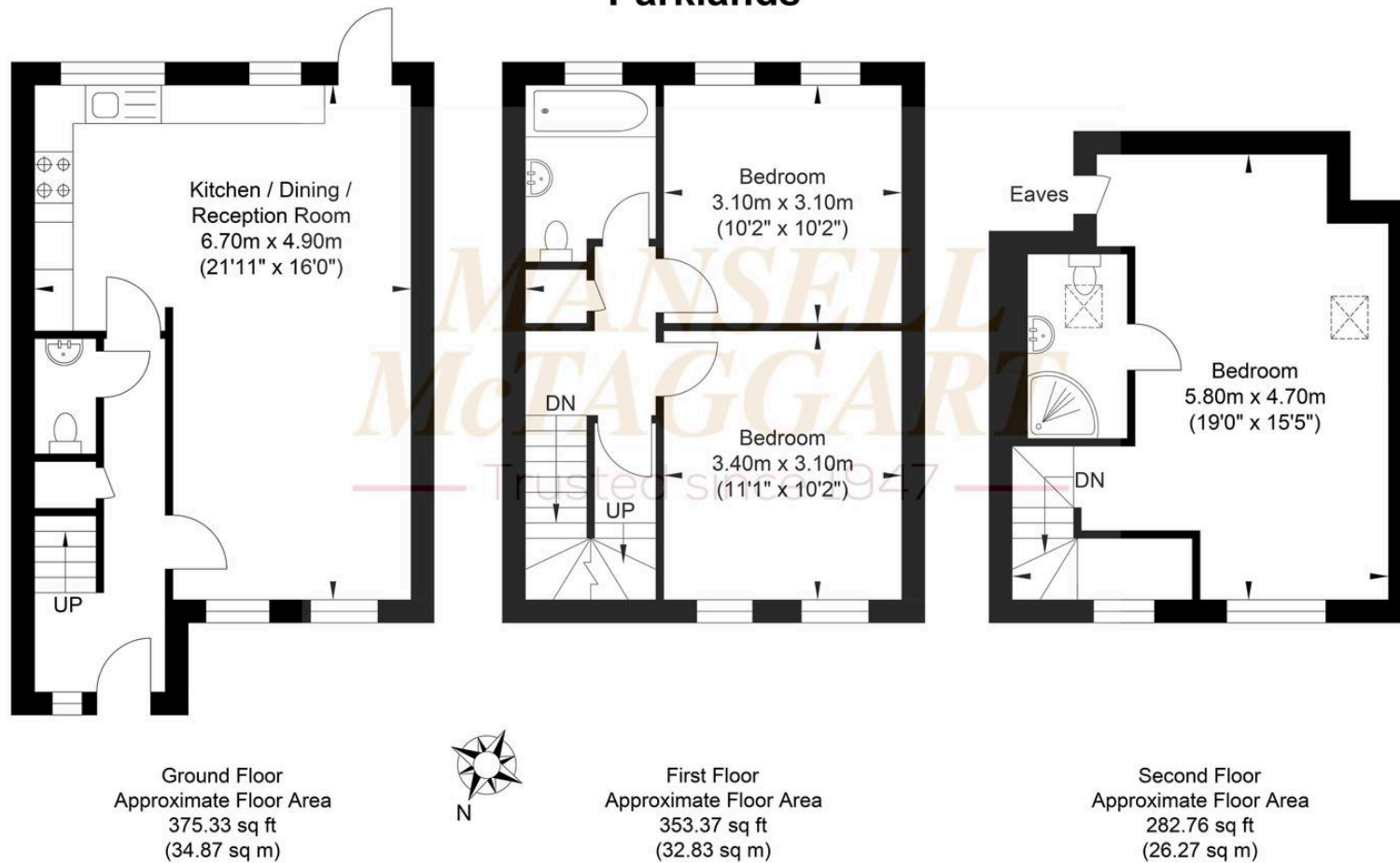
Council Tax band: C

EPC rating: D

Mains gas and Mains drainage



Parklands



Approximate Gross Internal Area = 93.97 sq m / 1011.46 sq ft
 Illustration for identification purposed only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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