

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Limestone Way, Maresfield, TN22 2DF

- ▼ Modern Semi-Detached House
- ▼ 2 Double Bedrooms, Bathroom
- ▼ Lounge, Kitchen/Diner, W/C
- ▼ Pleasant Rear Garden
- ▼ Allocated Parking To Rear
- ▼ Popular Village Location



EPC RATING

Current:

78 | C

Potential:

91 | B

£340,000



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Situated in a popular position within the sought-after village of Maresfield, this modern two-bedroom semi-detached house offers well-presented accommodation, a pleasant rear garden and allocated parking. The property is ideally placed within walking distance of the village pub, primary school and M&S store, while the larger town of Uckfield is just a short drive away, offering a wide range of amenities together with a mainline railway station. Upon entering, the welcoming entrance hall provides access to the ground floor accommodation, with a convenient cloakroom/WC positioned to the side. The well-presented lounge offers a comfortable and inviting reception space, while to the rear is a delightful kitchen/diner. This well-appointed room provides a sociable space for dining and entertaining, with French doors opening directly onto the rear garden. Upstairs, the landing leads to two particularly well-proportioned double bedrooms, both served by a modern family bathroom. Outside, the rear garden provides a wonderful private retreat, featuring a paved patio area leading onto an expanse of lawn. A garden gate to the rear provides direct access to the allocated parking. This appealing home is ideally suited to a range of buyers, including first-time purchasers, downsizers and investors alike, and offers an excellent combination of modern living, village convenience and accessibility to Uckfield.

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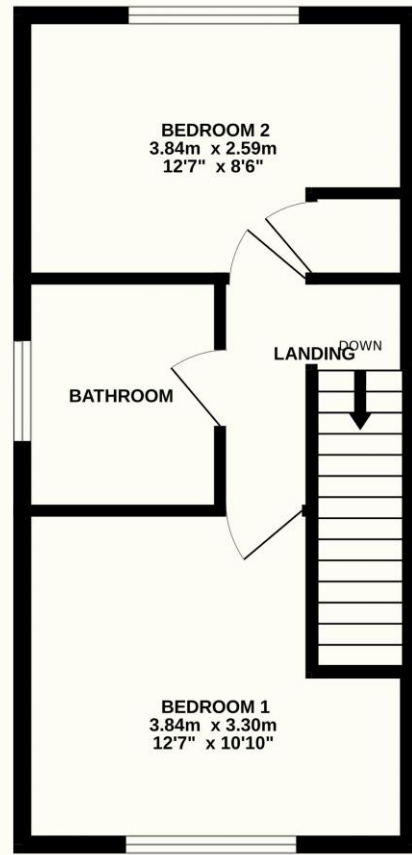
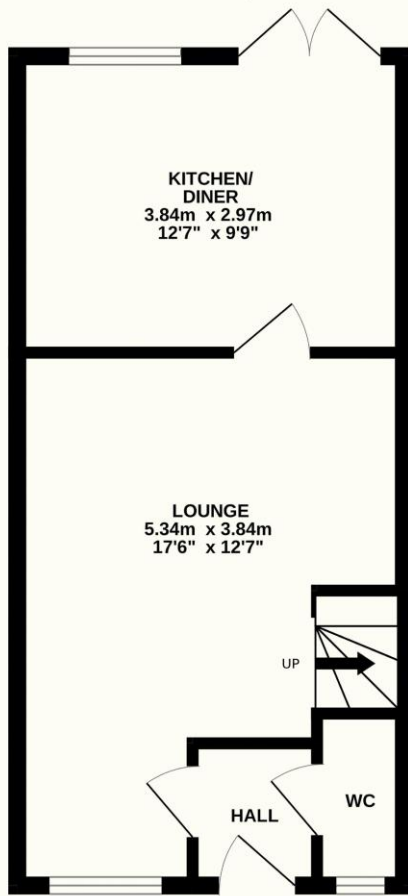


TOTAL FLOOR AREA : 64.3 sq.m. (692 sq.ft.) approx.

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: Approx. £300 - £325 per year

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