

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Downland Copse, Uckfield, TN22 1SX

- Well-Presented Detached House
- 4 Bedrooms, Bathroom, En-Suite
- 3 Reception Rooms, Utility, W/C
- Open-Plan Kitchen/Breakfast Room
- Landscaped Rear Garden
- Off Road Parking



EPC RATING

Current: | Potential:
EPC Awaited

£500,000



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This well-presented detached family home is ideally positioned towards the end of a quiet cul-de-sac offering spacious, versatile accommodation throughout. The property is welcomed by an entrance hall with a convenient cloakroom/WC arranged to side, leading through to a comfortable lounge and an open-plan kitchen/breakfast room enjoying a great selection of walls and base units and a central island with breakfast bar which flows seamlessly into the dining area. Beyond this, a useful utility area provides access to a bright and adaptable family room, which could also serve as a fifth bedroom if required. To the first floor, the landing leads to four well-proportioned bedrooms, comprising two doubles and two singles. These are served by a family bathroom, while the principal bedroom benefits from its own en-suite shower room. Externally, a driveway to the front provides off-road parking for two vehicles. The rear garden has been thoughtfully landscaped for low-maintenance living, featuring an extensive paved patio ideal for outdoor dining and entertaining, alongside a raised lawn area offering space for children to play. Conveniently located within walking distance of Uckfield High Street, a range of highly regarded schools, and the mainline railway station with direct services to London, this is an excellent family home in a sought-after residential setting.

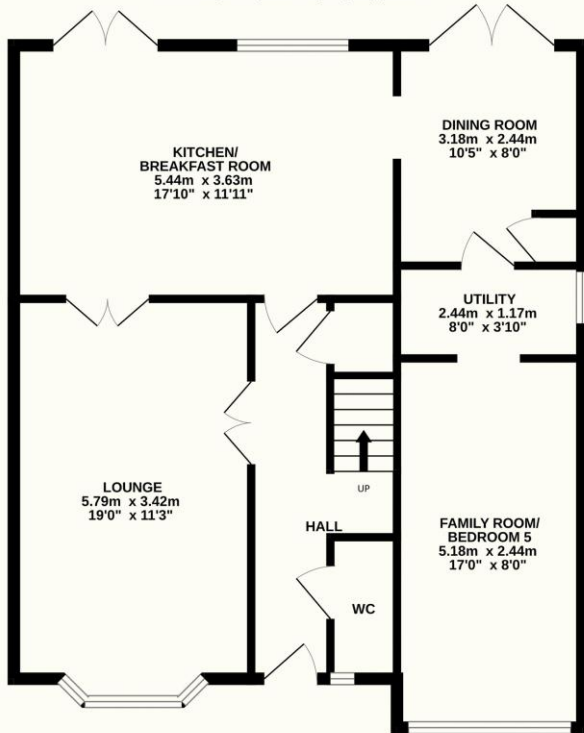
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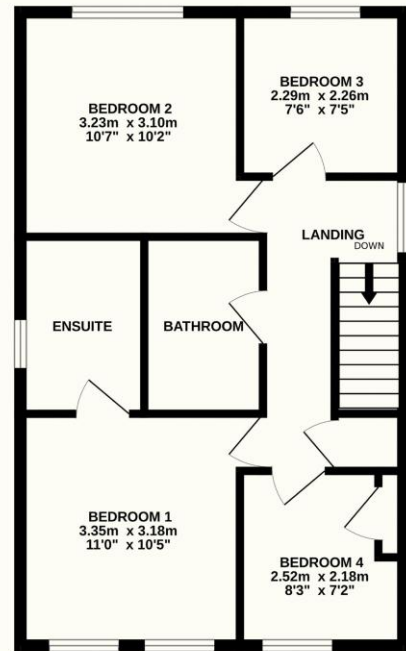




GROUND FLOOR
77.3 sq.m. (832 sq.ft.) approx.



1ST FLOOR
50.4 sq.m. (543 sq.ft.) approx.



TOTAL FLOOR AREA : 127.7 sq.m. (1374 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: F

MAINTENANCE/SERVICE CHARGE: N/A

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