

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



The Spinney, Uckfield, TN22 5GH

- Well-Presented First-Floor Apartment
- Two Spacious Double Bedrooms
- Modern Open-Plan Kitchen/Living area
- Communal Garden
- Excellent Transport Links Nearby
- Shared Ownership



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

£112,500 (45%)



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This beautifully presented first-floor apartment offers an excellent opportunity to acquire a stylish and modern two-bedroom home, complete with access to attractive communal gardens. Finished to a high standard throughout, the property features two generously sized double bedrooms and well-proportioned living accommodation designed for comfort and convenience. The contemporary open-plan kitchen and living area creates a welcoming space for both everyday living and entertaining, with a range of modern appliances and ample storage solutions enhancing its practicality and appeal. Situated within the highly desirable Fernley Park development, the property benefits from excellent transport connections, including convenient access to local bus services and major road networks such as the A22 and A26, making commuting to surrounding towns and cities straightforward. The development is surrounded by woodland and green open spaces, providing a peaceful setting ideal for walking, jogging, cycling, or simply enjoying the outdoors. Residents also benefit from well-maintained communal gardens, offering a pleasant environment to relax and socialise. Offered in move-in-ready condition, the apartment requires no immediate work, making it particularly appealing to first-time buyers looking for a straightforward purchase. It would also make an excellent investment opportunity or a low-maintenance home for those seeking modern living in a sought-after location. Combining stylish interiors, excellent local amenities, and a desirable setting, this property represents outstanding value and offers strong potential for future growth.

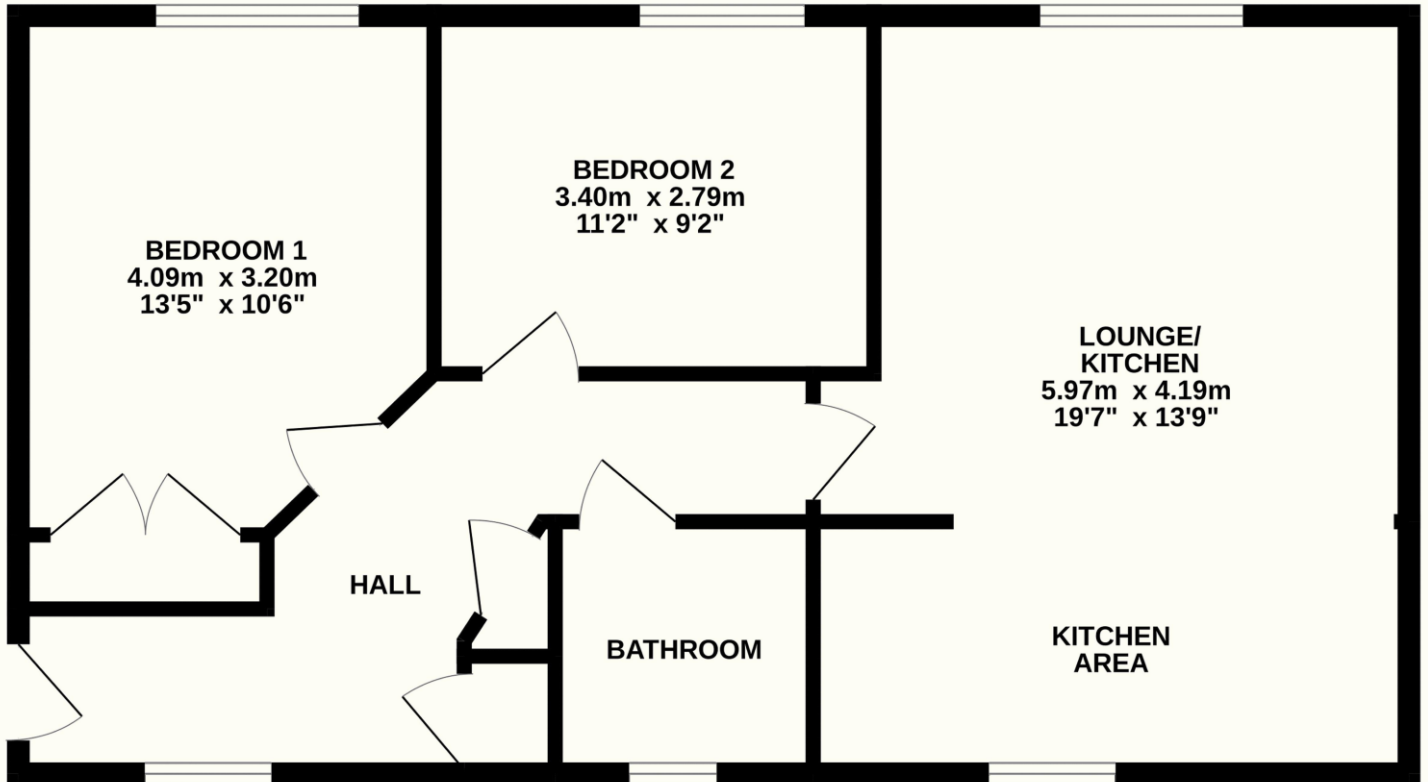
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The Property
Ombudsman

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LETTINGS





TOTAL FLOOR AREA : 66.0 sq.m. (710 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: C
RENT ON UNOWNED SHARE: £280.94
MAINTENANCE/SERVICE CHARGE: £83.67
LEASE REMAINING: 110 Years

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