



26 Selby Road, Uckfield, TN22 5BE

£430,000
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26 Selby Road

Uckfield

A deceptively spacious and beautifully extended three/four bedroom end of terrace family home, with versatile additional accommodation, occupying a generous plot with an impressive approximately 200ft rear garden, large driveway and a substantial 45ft x 19ft outbuilding. Situated in a highly convenient position within easy walking distance of Uckfield town centre and mainline railway station.

This versatile home offers light and spacious accommodation throughout, the highlight being the exceptional outbuilding positioned at the bottom of the garden. Measuring approximately 45ft x 19ft, the building is currently arranged as a home school and games room but offers an array of potential uses, including a home office, workshop, gym, entertaining space, storage or potentially a self contained annexe, subject to the necessary consents. Power, lighting and internet are connected, with water and waste water connections also in place.

The accommodation is entered via an entrance hall, with a staircase rising to the first floor. The ground floor provides an extended kitchen/dining room with a range of matching eye and base level units and double doors opening onto the rear seating terrace. There is also a generous living room and a modern family bathroom with a shower over the bath.





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The first floor provides three generous bedrooms with a single room/study.

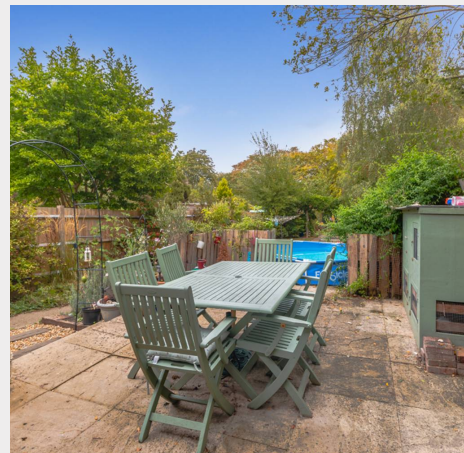
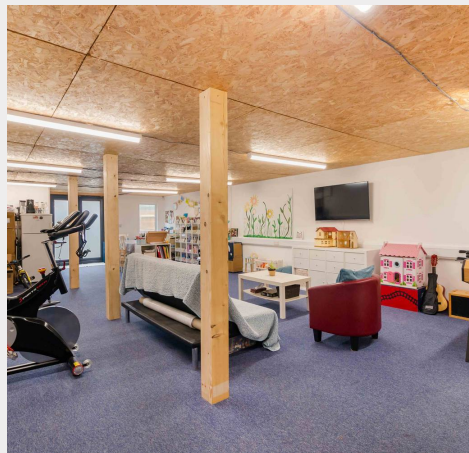
Outside, the rear garden is a particular feature of the property, extending to approximately 200ft and being mainly laid to level lawn with established flower and vegetable beds. A seating terrace immediately adjoins the rear of the house, with a resin pathway providing access through the garden to the substantial outbuilding.

The front of the property is approached via a large driveway providing off road parking for a number of vehicles.

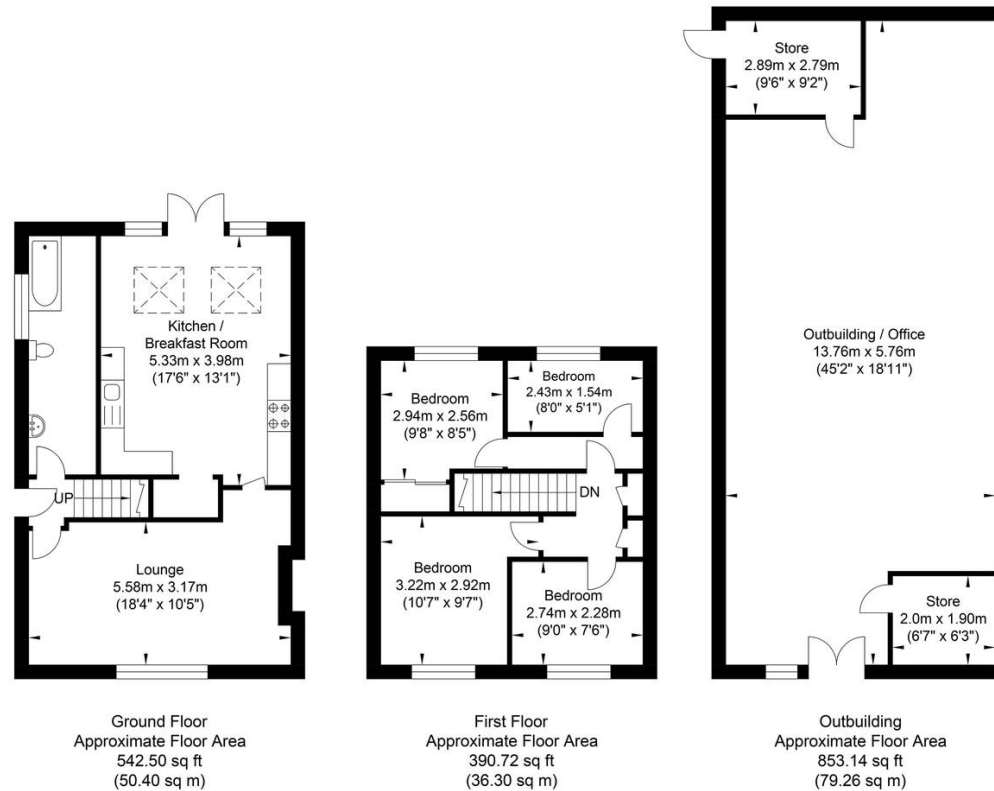
Selby Road is centrally situated within a short walking distance of Uckfield town centre which offers comprehensive range of shopping and leisure facilities including numerous bars, restaurants, a public library, cinema, supermarkets and numerous shops and boutiques. Uckfield railway station is also within walking distance offering rail services to London in just over an hour.

Council Tax band: C

Tenure: Freehold



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Approximate Gross Internal Area (Excluding Outbuilding)= 86.70 sq m / 933.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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