

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Browns Lane, Uckfield, TN22 1RY

- Beautifully Presented House
- Modern Finish Throughout
- 3 Bedrooms, Family Bathroom
- Open Plan Lounge/Kitchen/Diner
- South Facing Garden, Garage
- Close To Schools & Amenities



EPC RATING

Current:

72 | C

Potential:

87 | B

Guide Price:
£325,000 - £350,000



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Occupying a pleasant position towards the end of a quiet cul-de-sac on the ever-popular Manor Park development, this beautifully presented three-bedroom mid-terraced home enjoys an attractive outlook over a large green space to the front and benefits from a single garage en-bloc. The property is entered via a welcoming entrance hall, leading through to a generous, light-filled living room featuring a bay window overlooking the front, a charming feature fireplace, and a useful understairs storage cupboard. A wide opening creates a seamless flow into the impressive open-plan kitchen/dining room, beautifully finished with modern fittings and offering an ideal space for both everyday family life and entertaining. French doors open directly onto the rear garden, allowing the indoor and outdoor spaces to blend effortlessly. Upstairs, the landing provides access to three well-proportioned bedrooms, all served by a stylish and contemporary family bathroom finished to a high standard. Outside, the rear garden enjoys a sunny south-facing aspect and has been thoughtfully designed with a generous patio, perfect for outdoor dining and relaxing, alongside a level lawn providing an excellent space for children to play. The location is exceptionally convenient, with a range of local amenities, well-regarded schools catering for all ages, and Uckfield's vibrant high street all within easy walking distance. The nearby mainline railway station also offers direct services to London, making the property an excellent choice for commuters. This is a superb home that combines stylish presentation, practical family accommodation, and a highly sought-after location. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

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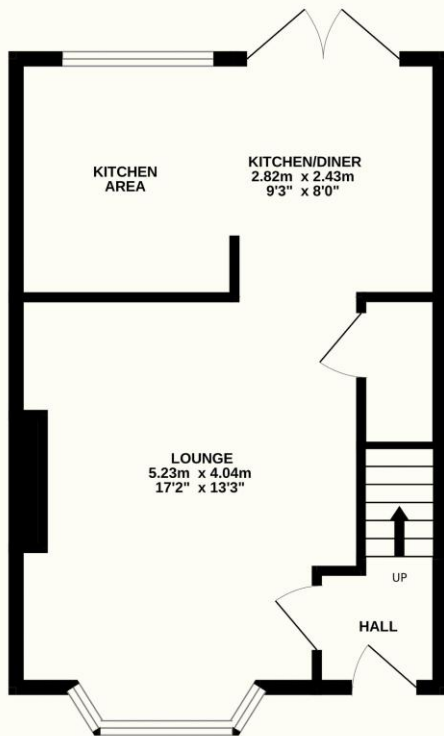
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The Property
Ombudsman

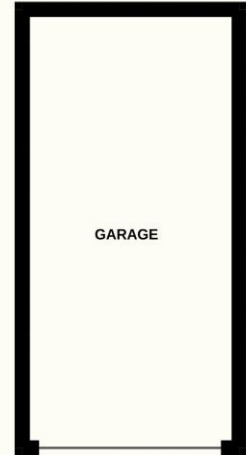
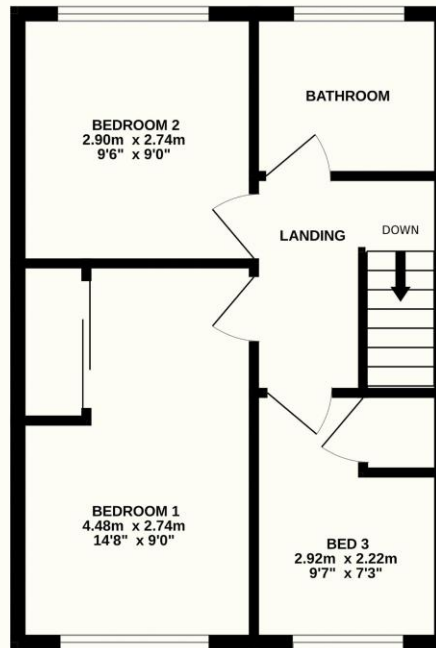
The Property
Ombudsman
LETTINGS



GROUND FLOOR
38.2 sq.m. (411 sq.ft.) approx.



1ST FLOOR
37.3 sq.m. (401 sq.ft.) approx.



TOTAL FLOOR AREA : 88.8 sq.m. (955 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: N/A

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