



Manor End, Uckfield, TN22 1DN

£275,000 to £285,000

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## *in brief...*

- Spacious family home
- Close to town centre
- Garage
- Landscaped gardens
- Log burner

- 3 bedrooms
- Beautifully presented
- Generous plot
- Quiet end of cul-de-sac position
- Sunny westerly aspect





## *in more detail...*

A beautifully presented, light and deceptively spacious three bedroom family home with a garage, two double bedrooms, log burner, separate dining area and landscaped gardens occupying a generous westerly plot at the end of a cul-de-sac on the outskirts of this sought after market town.

Conveniently positioned within close proximity of local schools, amenities, public transport and Uckfield high street this delightful home has been tastefully decorated by the current owners to provide a welcoming and modern space. An entrance hallway leads to a stunning duel aspect living room, with a log burner and oak mantle set into the chimney breast, which in turn leads to a spacious dining area with a large window overlooking the rear garden and a door into the kitchen.

The very well maintained modern kitchen offers a range of fitted cupboards to eye and base level and a door leading to the rear garden seating terrace. From the entrance hallway a staircase raises to the first floor benefitting from two good size double bedrooms, a modern family bathroom and a further single bedroom.

The gardens are a particular feature, the rear garden is very private and enjoys a westerly aspect with a recently laid slate seating terrace adjoining the property. An oak sleeper retaining wall with shallow steps lead to the main body of the garden, laid mainly to level lawn and bordered by close board fence and mature trees providing a high degree of privacy the garden also benefits from a timber shed and shrub borders.

The property is approached via a no through road offering a relatively traffic free position, parking can conveniently be found at the front property with a garage on block. Recently renewed steps provide access through the front garden which has been landscaped to be low maintenance yet attractive with railway sleepers and slate chips interspersed with brick built raised beds housing a variety of specimen flowers and shrubs with a side gate providing access to the rear garden.



## *outside and the location...*

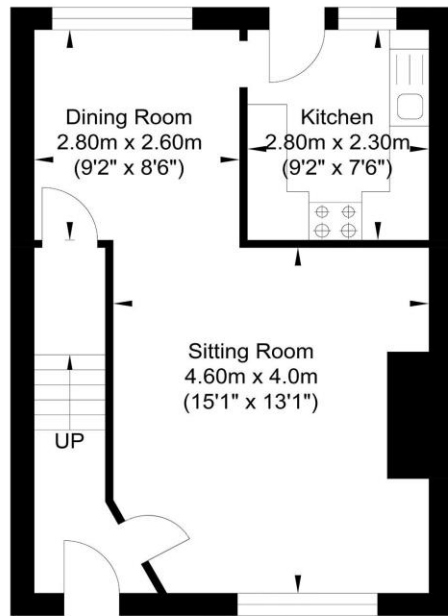
Manor End is a quiet cul-de-sac situated within walking distance of the town centre offering a comprehensive range of shopping and leisure facilities including a cinema, several bars/restaurants as well as a popular leisure centre.

Uckfield boasts a wide selection of schools for all age groups including a sixth form community college. The nearby A272 provides swift vehicular access to Haywards Heath which offers an excellent commuter train service to London (Victoria/London Bridge both approximately 47 mins) whilst the motorway network of the M23/25 is also easily accessed west of Haywards Heath at Bolney village.

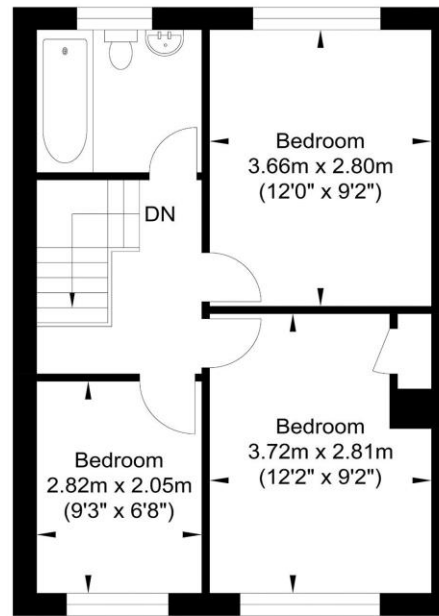
The coastal resorts of Eastbourne and Brighton city centre are also close by and additionally the picturesque Ashdown Forest with its lovely open countryside used for riding and walking is also within a short driving distance at nearby Nutley village.

Please check google maps for exact distances and travel times (property postcode: TN22 1DN)

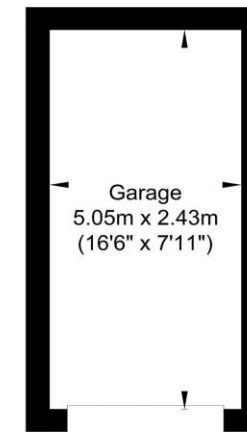
# Manor End, Uckfield



Ground Floor  
Approximate Floor Area  
403.64 sq ft  
(37.50 sq m)



First Floor  
Approximate Floor Area  
403.64 sq ft  
(37.50 sq m)



Approximate Floor Area  
132.07 sq ft  
(12.27 sq m)

Approximate Gross Internal Area = 87.27 sq m / 939.36 sq ft  
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