



45 Framfield Road

Uckfield, TN22 5AJ

Reduced To £315,000



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D

\*\*\*\* Reduced to Sell \*\*\*\*

A spacious and characterful three-storey end terrace property offering accommodation arranged over three floors.

The ground floor comprises a welcoming lounge featuring wooden flooring and a wood burner, creating a cosy living space with plenty of character. To the rear is a fitted kitchen with a range of units and work surfaces.

To the first floor are two light and airy bedrooms along with a generously sized bathroom fitted with a free-standing bath and separate walk-in shower. A further staircase leads to the second floor where there is a large bedroom complete with fitted wardrobes, offering flexible accommodation that could serve as a principal bedroom, guest room or home office space.

Outside, the property benefits from an enclosed courtyard garden and an outbuilding with power, ideal for storage or workshop use.

Offering spacious accommodation throughout and a wealth of character features, this appealing home presents an excellent opportunity for buyers looking to personalise a property in a convenient location within Uckfield.

The property is conveniently positioned for a range of local shops, supermarkets, cafés and restaurants, along with excellent transport links including a mainline railway station within easy walking distance providing connections to London. The area is also well regarded for its nearby countryside, offering access to scenic walks and outdoor pursuits within the surrounding High Weald Area of Outstanding Natural Beauty.

Council Tax Band: C

EPC Rating: D

Tenure: Freehold

Please note: some photographs were taken prior to the current tenancy.

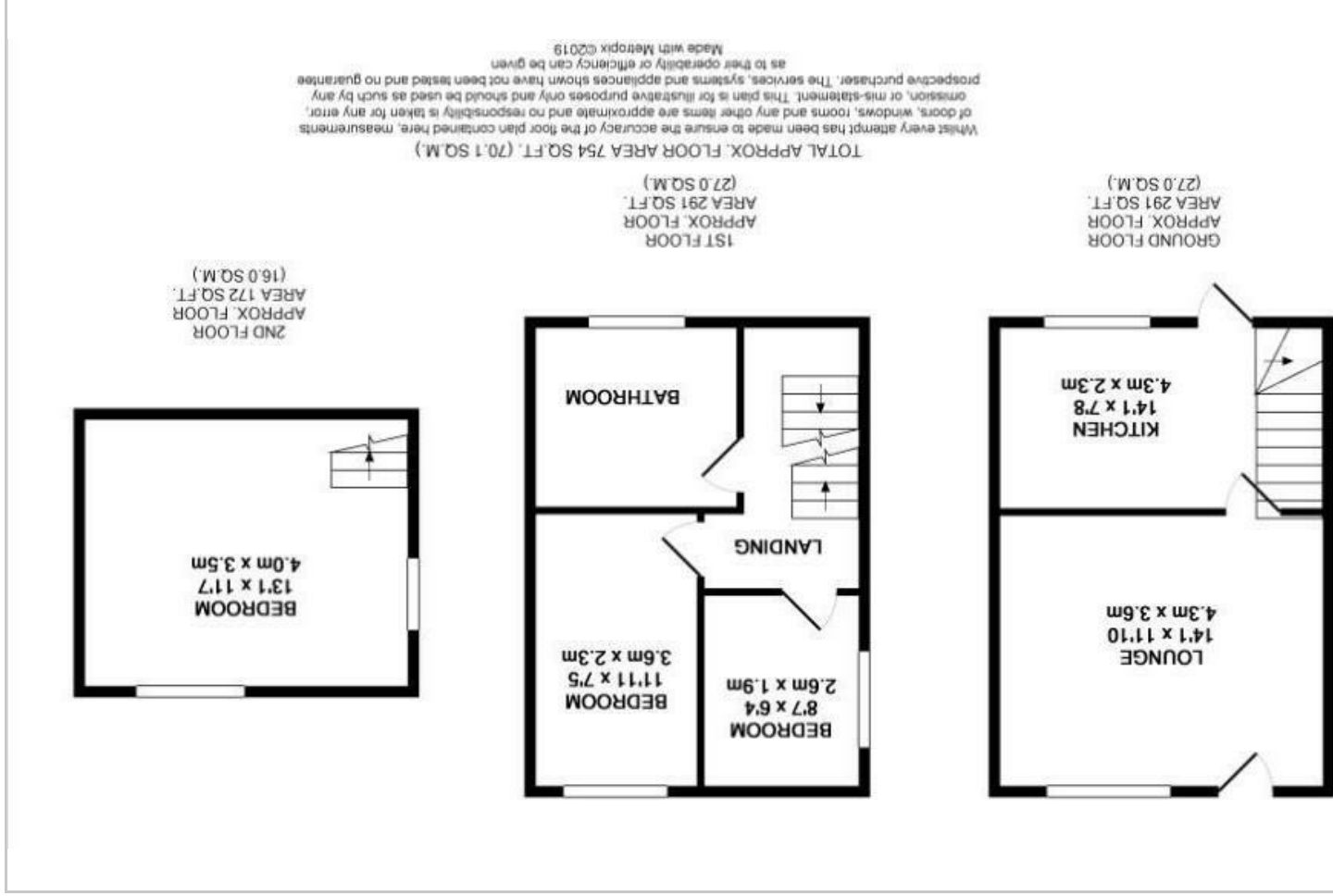




## Viewing

Please contact our Banfield Estate Agents Office on 01892 653333

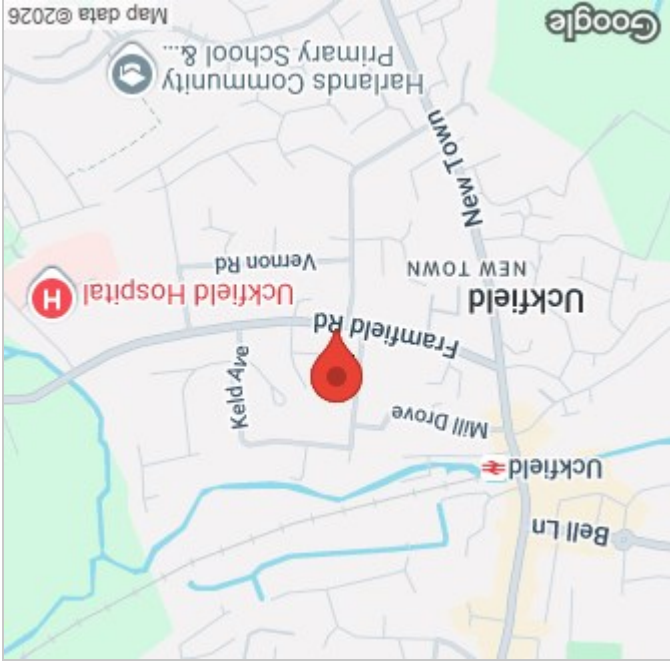
if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

| Energy Efficiency Rating                              |             |
|---|-------------|
| Potential   | 86          |
| Current   | 64          |
| <b>England &amp; Wales</b><br>EU Directive 2002/91/EC |             |
| Very energy efficient - lower running costs           | A (92 plus) |
|   | B (81-91)   |
|   | C (69-80)   |
|   | D (55-68)   |
|   | E (39-54)   |
|   | F (21-38)   |
| Not energy efficient - higher running costs           | G (1-20)    |

Energy Efficiency Graph



Area Map

# 01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE

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