



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.





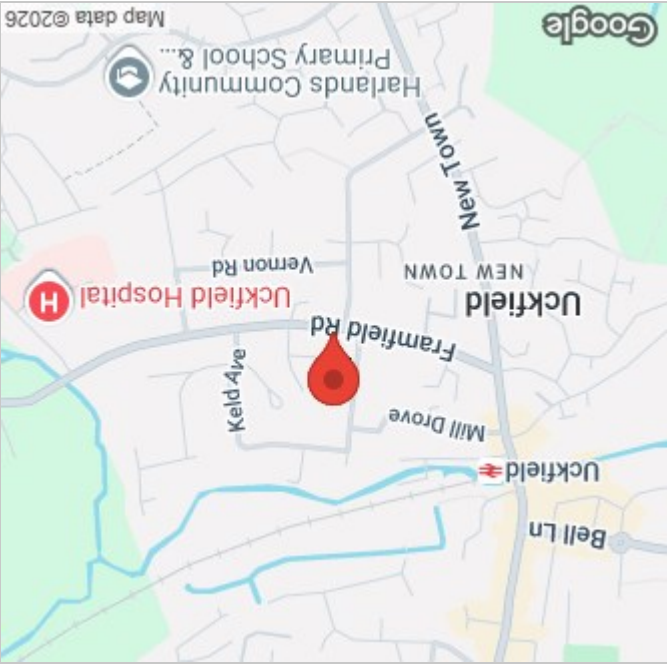
Floor Plan



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.

Area Map



Energy Efficiency Rating		
England & Wales		
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)	
G	(1-20)	
Not energy efficient - higher running costs		
Current		Potential
64		86

Energy Efficiency Graph

We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly (a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents, (b) they do not constitute an offer or contract of sale, (c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact, (d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and (e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.