



OAKFIELD



Highlands Avenue, Uckfield  
Price Guide £475,000



# SUMMARY

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Guide price £500,000 - £525,000. A charming gable-fronted home set within a highly desirable cul-de-sac in Ridgewood.

This beautifully presented property is within easy reach of the ever-popular Highlands public house and two convenient bus routes.

On arrival, you'll immediately notice the ample parking and the well-kept front garden, filled with a variety of plants and shrubs.

A double-glazed sliding door opens into a welcoming porch, followed by the front door leading into the entrance hall.

Inside, it's clear this home has been meticulously upgraded to an exceptionally high standard. The ground floor offers a stylish modern shower room, a well-proportioned bedroom, and a useful study area.

From the hallway, you are drawn through to a sleek, contemporary kitchen/breakfast room – the perfect space for entertaining family and friends.

This flows seamlessly into a bright and airy lounge, with both rooms enjoying far-reaching views over open countryside and the attractive rear garden.

Upstairs, the generous principal bedroom features an en-suite bathroom complete with a striking oversized bath.



The rear garden is beautifully landscaped, providing an idyllic setting for summer gatherings and plenty of space for children to play.

A versatile cabin offers endless possibilities for use, and beyond this lies a surprise addition: a large extra piece of garden to further enjoy.

This home perfectly blends modern style, thoughtful design, and a stunning setting – an opportunity not to be missed.



**Sitting Room**

12'7 x 12'2

**Kitchen/Breakfast Room**

19'2 x 12'3

**Study**

12'7 x 8'11

**Bedroom**

12'5 x 11'1

**Bedroom**

13'0 x 11'4

**Store**

19'0 x 9'4

**Garden Room**

15'9 x 9'7

**Council Tax Band - E**















# INFORMATION

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## Tenure

Freehold

## Local Authority

Wealden District Council

## Council Tax Band

E

## Opening Hours

Monday to Friday 9.00am - 5.30pm  
Saturday 9.00am - 4.00pm

## Viewings

Please contact us on 01825 762132 if you wish to arrange a viewing appointment for this property or require further information.

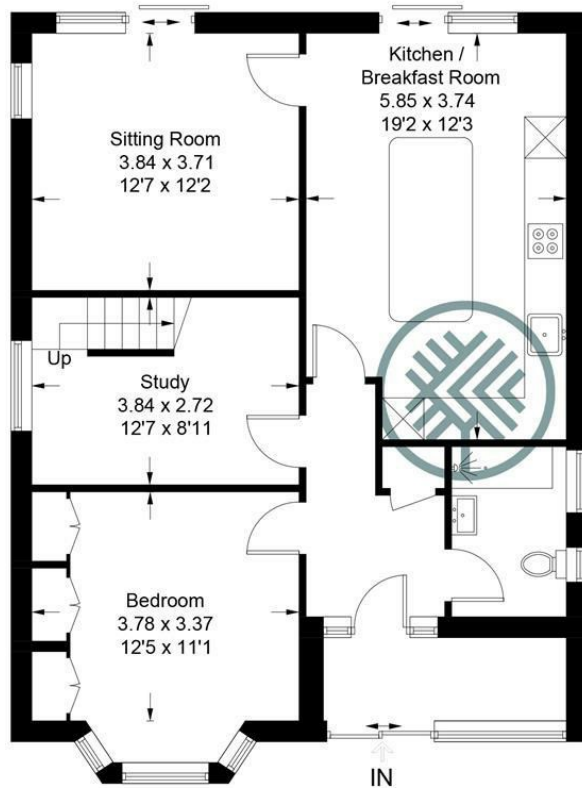
## Area Map



# Floorplan

## Highlands Avenue, Uckfield

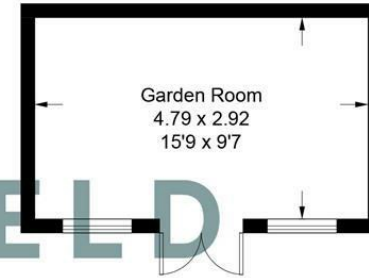
Approximate Gross Internal Area = 96.0 sq m / 1033 sq ft  
 Outbuildings = 30.4 sq m / 327 sq ft  
 Total = 126.4 sq m / 1360 sq ft



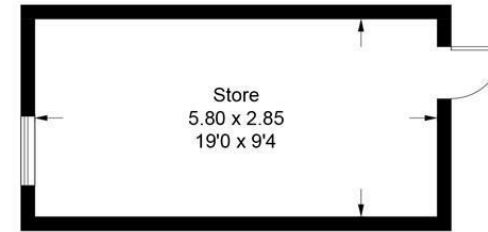
**Ground Floor**



**First Floor**



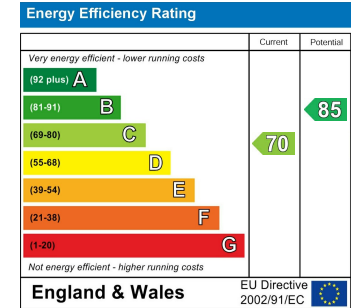
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2025

# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.