

OAKFIELD

Manor House Court, Uckfield, TN22 1DS

Price Guide £170,000

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## Manor House Court, Uckfield, TN22 1DS

PRICE GUIDE OF £170,000-£180,000!!!
Stylish Over 55s First Floor Retirement Apartment with Garage – Moments from Uckfield Town Centre

Perfectly positioned just a short stroll from Uckfield High Street, this well presented one-bedroom first floor retirement apartment for the over 55s offers spacious, low-maintenance living in an exceptionally convenient location.

The property boasts its own private entrance with stairs leading to the first floor, where you'll find a bright and generously proportioned lounge/dining room flooded with natural light, providing ample space for both relaxing and entertaining. The separate fitted kitchen offers excellent storage and space for appliances, while the spacious double bedroom and well-appointed bathroom with shower over the bath complete the accommodation.

Further benefits include a private garage, attractive communal gardens, and a gated entrance providing direct access onto the High Street. Uckfield's wide range of shops, cafés, train station with direct services to London, and excellent bus links are all within easy walking distance.

Presented in good decorative order throughout, this superb retirement home combines comfort, convenience and practicality, making it an ideal choice for those seeking an easy lifestyle in a highly desirable location. Early viewing is highly recommended.




















**Lounge/Diner**
14'1" x 11'1" (4.29m x 3.38m)

**Kitchen**
10'11" x 6'6" (3.33m x 1.98m)

**Bedroom**
13'9" x 11'1" (4.19m x 3.38m)

**Bathroom**

**Garage**

**Council Tax Band B - £2,122.11 Per Annum**

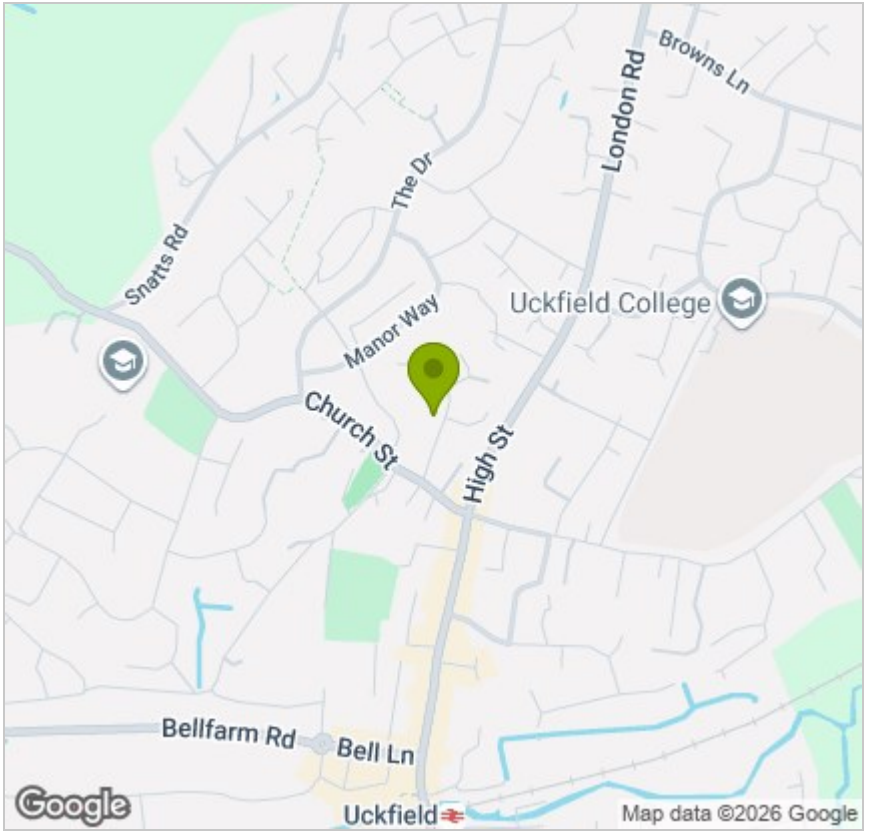
**Lease Information**
The seller advises that the property is offered as leasehold with 999 years granted from 29th January 1993. The service charge is £605.76 for the current financial year (01/04/2026 - 31/03/2027), and there is no ground rent. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.

## Floor Plan

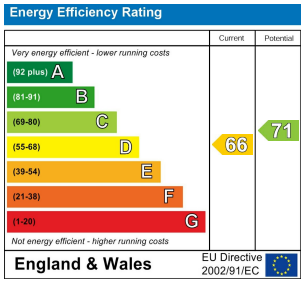



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Area Map




## Energy Efficiency Graph




## Viewing

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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