



OAKFIELD



Browns Lane, Uckfield TN22 1RY

Price Guide £325,000



## Browns Lane, Uckfield TN22 1RY

GUIDE PRICE OF £325,000-£340,000

Set back from the road in a quiet residential area, this beautifully maintained three-bedroom mid-terrace home offers modern living just a short walk from Uckfield High Street and the mainline station with direct trains to London.

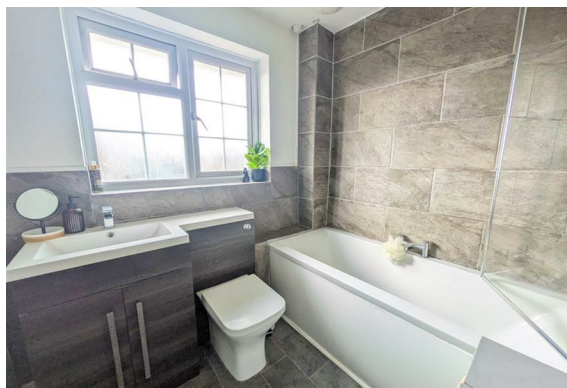
The accommodation features a bright lounge with a feature bay window and fireplace, leading through to an open-plan kitchen and dining area. The kitchen was newly fitted in 2022 and includes a stylish range of integrated appliances, a convenient Quooker tap, and French doors opening out to the sunny rear garden.

Upstairs, there are two spacious double bedrooms, a further single bedroom, and a contemporary family bathroom.

The current owners have made a number of significant improvements, including brand new carpets throughout, new guttering and fascias, and a fully inspected and repointed chimney—ensuring peace of mind for the new owners.

Outside, the south-facing rear garden enjoys plenty of sunshine and is designed for easy maintenance, with rear access leading to a garage en-bloc. There is also ample on-street parking available nearby.

Fully double glazed, this property is move-in ready and ideal for first-time buyers, families, or investors alike.





**Kitchen/Breakfast Room**

16'3 x 9'1 (4.95m x 2.77m)

**Lounge**

14'9 x 13'1 (4.50m x 3.99m)

**Bedroom 1**

14'9 x 8'10 (4.50m x 2.69m)

**Bedroom 2**

9'4 x 8'10 (2.84m x 2.69m)

**Bedroom 3**

9'6 x 7'1 (2.90m x 2.16m )

**Bathroom**

7'2 x 6'2 (2.18m x 1.88m )

**Council Tax Band - C £2,319 per annum**



## Floor Plan

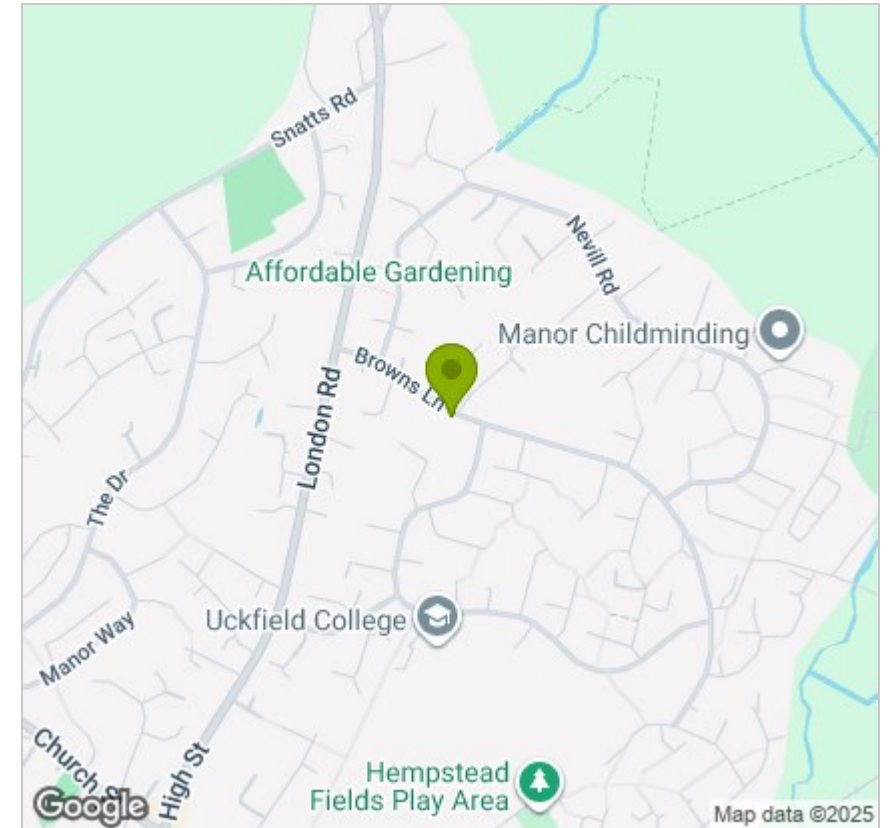


## Viewing

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

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## Area Map



## Energy Efficiency Graph

