



OAKFIELD



Browns Lane, Uckfield, TN22 1RY

Price Guide £325,000



## Browns Lane, Uckfield, TN22 1RY

Guide Price: £325,000 - £350,000

Occupying a generous corner plot, this attractive three-bedroom end-of-terrace family home enjoys a highly convenient location just a stone's throw from the local parade of shops, schools for all ages, a leisure centre and within easy walking distance of the town centre.

Offered to the market with no onward chain, the property provides well-balanced accommodation throughout. The ground floor comprises an inviting entrance hall, a bright bay-fronted living room with a gas fireplace and large understairs storage cupboard, a dining area with doors opening directly onto the garden terrace, and a recently fitted kitchen featuring a stylish range of matching wall and base units.

Upstairs, the first floor offers a spacious principal bedroom with fitted wardrobes, a second double bedroom also benefiting from fitted wardrobes, a beautifully refitted bathroom with a shower over the bath, and a generous single bedroom with a built-in cupboard.

Externally, the property boasts a superb south-westerly facing rear garden – a standout feature of the home. Enjoying an excellent degree of privacy, the garden offers a wonderful space for outdoor entertaining and relaxation, with a seating terrace directly adjoining the rear of the property. A side gate provides access from front to rear, while a rear gate leads to the service road where the garage is located en-bloc.

The front of the property is approached via a pathway through the front garden leading to a covered entrance.





### Living Room

17'1" x 13'3" (5.21m x 4.04m)

### Dining Room

9'3" x 8'2" (2.82m x 2.49m)

### Kitchen

9'3" x 8'0" (2.82m x 2.44m)

### Bedroom One

14'9" x 9'1" (4.50m x 2.77m )

### Bedroom Two

9'6" x 9'0" (2.90m x 2.75m)

### Bedroom Three

9'7" x 7'3" (2.92m x 2.21m)

### Bathroom

**Council Tax Band C - £2,318.61 Per Annum**



Floor Plan

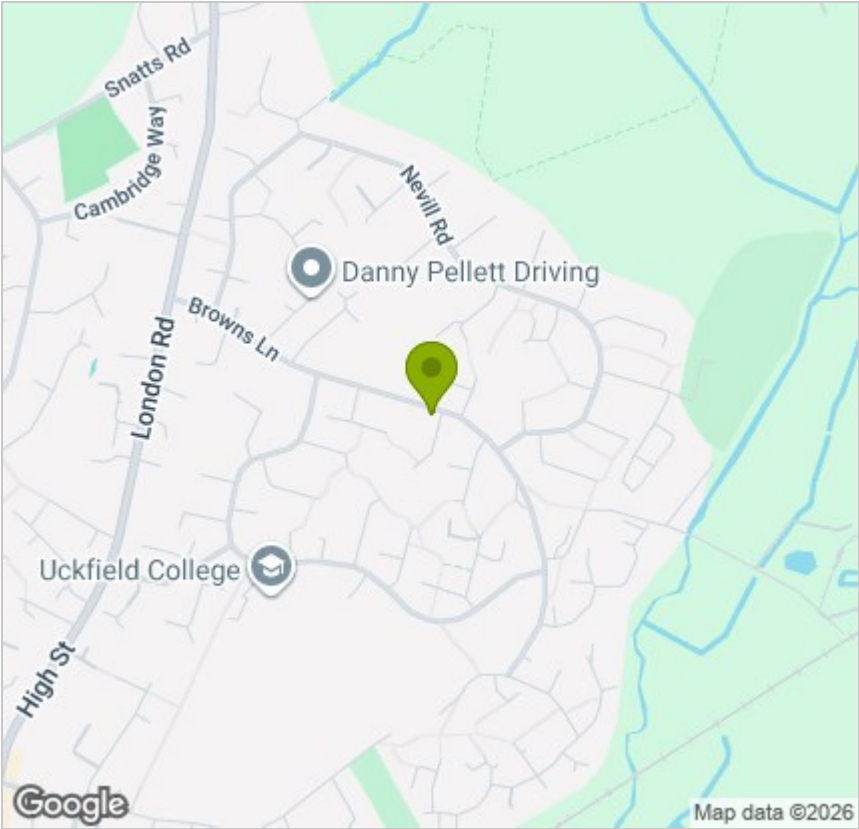


Viewing

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

