OAKFIELD

Harcourt Road, Uckfield, TN22 5DU

Price Guide £425,000

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CHAIN FREE!!! GUIDE PRICE OF £425,000-£450,000!
A rarely available halls-adjoining Victorian home, perfectly positioned within easy walking distance of Uckfield town centre and the mainline station.

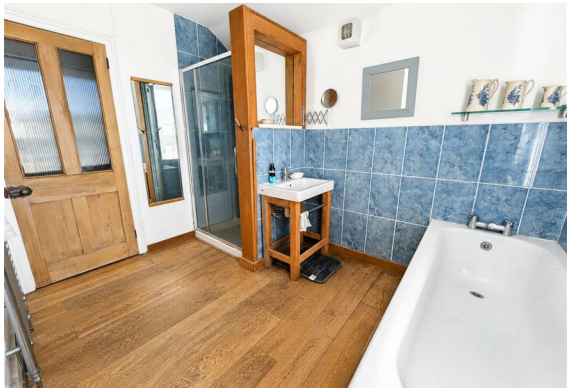
From the moment you arrive, the attractive gabled and bay-fronted façade immediately catches the eye, full of charm and character. The property benefits from off-road parking and a pathway leading to the front door, opening into a welcoming entrance hall with stairs rising to the first floor.

The lounge is filled with natural light, enhanced by light oak flooring, and flows openly into the dining room, creating an excellent living and entertaining space. The country-style kitchen offers a good range of wall and base units and leads through to a lean-to conservatory.

Upstairs, there are two well-proportioned bedrooms alongside a fully fitted bathroom. The landing layout also offers potential to create a staircase to a loft conversion/third bedroom, subject to the necessary consents, as many neighbouring homes in the street have done.

Outside, the rear garden is mainly laid to lawn with seating areas, making it ideal for children, entertaining, and summer BBQs.

The property would benefit from some updating, offering buyers an excellent opportunity to personalise and add value while enjoying the wealth of original character features already in place.



Lounge
11'0" x 11'0" (3.35m x 3.35m)

Dining Room
11'0" x 10'1" (3.35m x 3.07m)

Kitchen
13'0" x 8'0" (3.96m x 2.44m)

Bedroom 1
14'0" x 11'10" (4.27m x 3.61m)

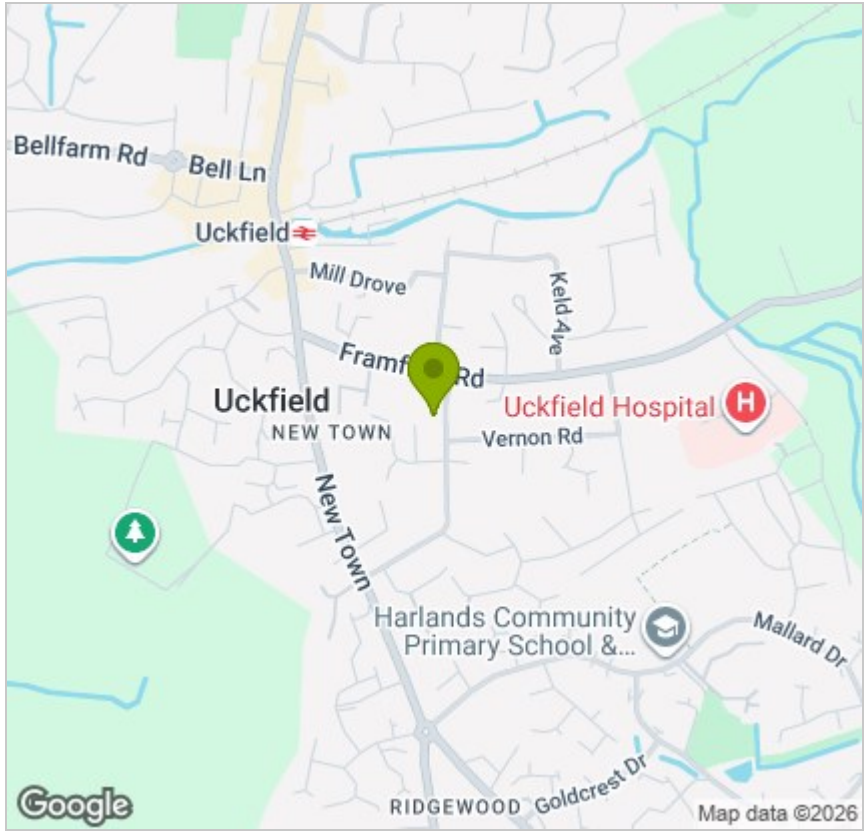
Bedroom 2
10'11" x 9'0" (3.33m x 2.74m)

Bathroom
10'0" x 8'0" (3.05m x 2.44m)

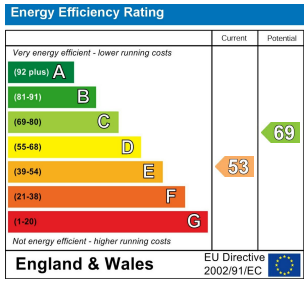
Council Tax Band C - £2,425.27 Per Annum

Floor Plan

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.

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