



OAKFIELD



Markland Way, Uckfield TN22 2DG

Price Guide £430,000



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Price Guide £430,000 - £450,000.
Tucked away in a peaceful position within the highly sought-after West Park development, this generously extended home enjoys a superb outlook, backing directly onto West Park Recreation Ground.

With planning permission in place to divide into two separate dwellings, it also presents an excellent investment opportunity.

On arrival, you will notice the ample off-road parking and garage. The front door opens into a welcoming entrance hall with cloakroom and stairs to the first floor.

The well-equipped kitchen offers an extensive range of wall and base units, creating a practical and stylish space for everyday cooking.

The spacious lounge, with its feature fireplace and double doors to the garden, provides the perfect setting for relaxation. It flows seamlessly into a generous dining area—ideal for hosting family and friends.

Upstairs, the accommodation comprises three well-proportioned bedrooms. The principal bedroom benefits from its own en suite bathroom, while the remaining bedrooms are served by a modern shower room.

Outside, the property occupies a superb corner plot with a large, private rear garden—perfect for children to play, summer gatherings, or simply enjoying the outdoors.

The garden also benefits from a high degree of privacy and backs directly onto West Park Recreation Ground. For those who enjoy the outdoors, the nearby nature reserve offers further opportunity for leisurely walks and exploration.

This is a rare opportunity to secure a versatile and beautifully positioned home in one of the area's most desirable locations. Planning reference number WD/2022/1642/F 13-03-23





Lounge

15'6 x 10'4 (4.72m x 3.15m)

Dining Room

15'6 x 14'11 (4.72m x 4.55m)

Kitchen/Breakfast Room

19'4 x 9'9 (5.89m x 2.97m)

Bedroom 1

21'8 x 15'4 (6.60m x 4.67m)

Bedroom 2

10'2 x 8'10 (3.10m x 2.69m)

Bedroom 3

12'1 x 8'0 (3.68m x 2.44m)

Council Tax Band - C £2,319 per annum



Floor Plan

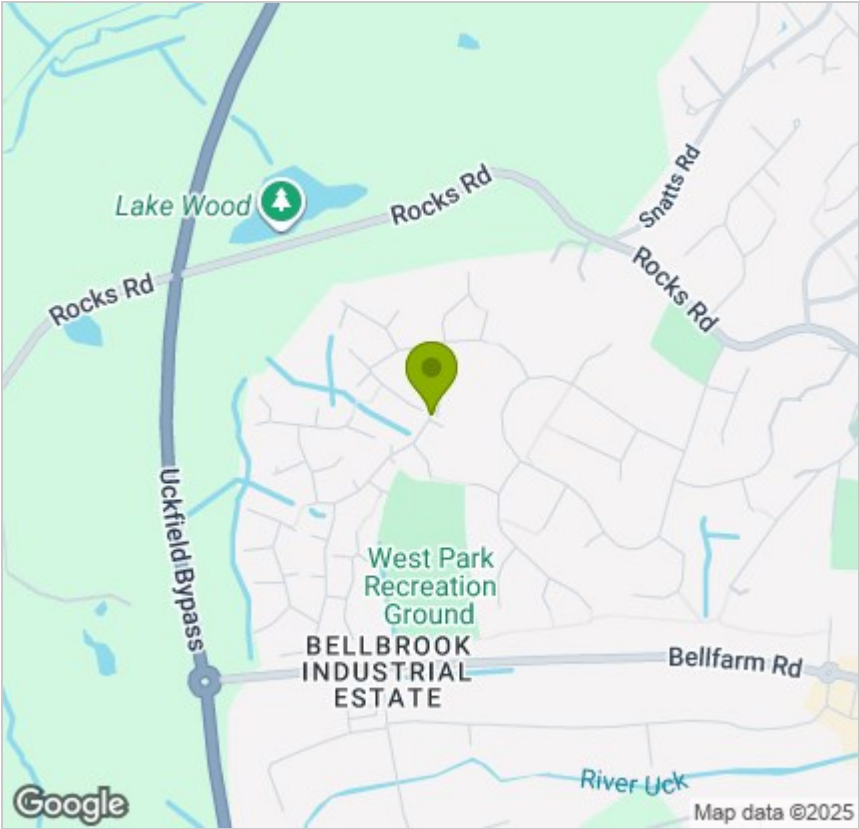


Viewing

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

