



OAKFIELD



Warburton Close, Uckfield, TN22 1TN

Price Guide £300,000



## Warburton Close, Uckfield, TN22 1TN

Guide Price: £300,000 - £315,000

Tucked away Neo-Georgian terrace with garden and parking

Set in a quiet, tucked-away position, this well-presented neo-Georgian mid-terraced home offers bright, comfortable living with a lovely balance of indoor and outdoor space.

Step through the front door into the entrance lobby, where stairs rise to the first floor and the home immediately opens into a spacious open-plan lounge and dining room. The sitting area is centred around a charming bay window to the front, filling the room with natural light, while the dining area sits toward the rear with French doors that open directly onto the garden – creating a natural flow for everyday living and entertaining.

Just off the dining area, the modern fitted kitchen makes excellent use of space with a range of base and eye-level cupboards, wood-effect work surfaces and integrated cooking appliances, along with space for a washing machine and a window overlooking the rear garden.

Upstairs, the landing leads to two comfortable double bedrooms. The principal bedroom enjoys a front aspect and benefits from built-in wardrobes and additional storage, while the second double bedroom looks out over the rear garden and includes an airing cupboard. The accommodation is completed by a contemporary refitted bathroom with a bath and shower over, WC and wash basin.

Outside, the property continues to impress. The front garden is laid to lawn with a pathway leading to the entrance and an extra lawned play area opposite, while the rear garden offers a pleasant lawn and terrace area – ideal for relaxing or outdoor dining. A path leads to a rear pedestrian gate, providing convenient access to an allocated parking space nearby.





### Living Room

15'10" x 12'8" (4.83m x 3.86m)

### Dining Room

7'10" x 6'11" (2.40m x 2.11m)

### Kitchen

7'8" x 6'11" (2.34m x 2.11m)

### Bedroom One

12'9" x 9'0" (3.89m x 2.74m)

### Bedroom Two

11'10" x 9'2" (3.61m x 2.79m)

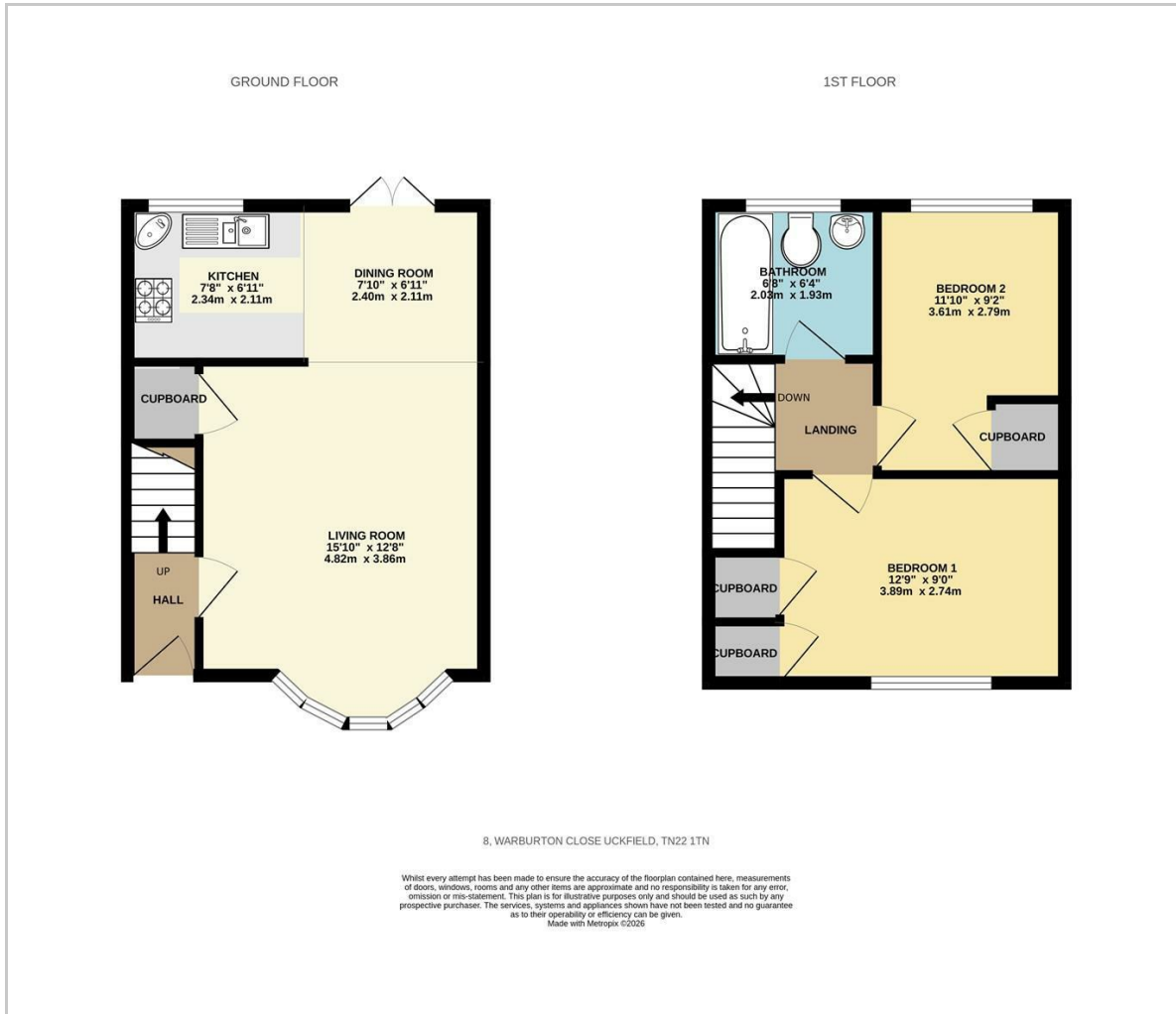
### Bathroom

6'8" x 6'4" (2.03m x 1.93m)

Council Tax Band C - £2,318.61 Per Annum



## Floor Plan

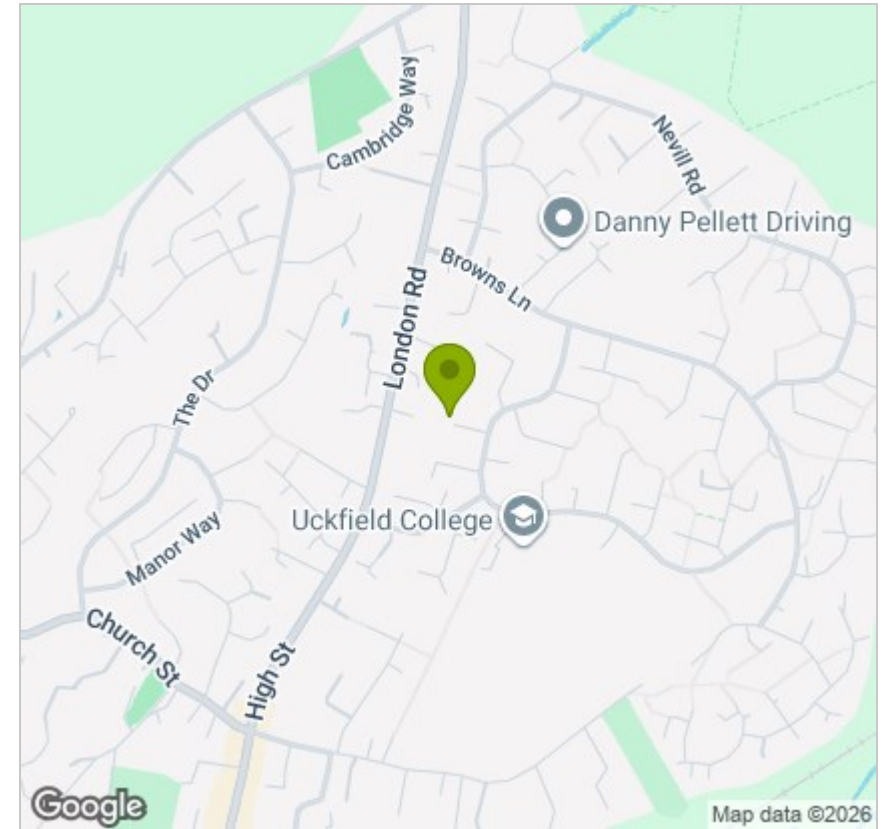


## Viewing

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

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

## Area Map



## Energy Efficiency Graph

