



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.

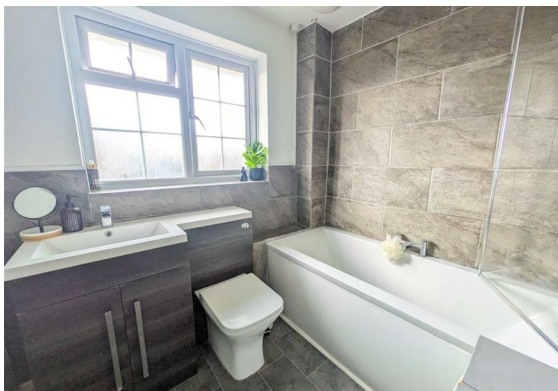
The accommodation features a bright lounge with a feature bay window and fireplace, leading through to an open-plan kitchen and dining area. The kitchen was newly fitted in 2022 and includes a stylish range of integrated appliances, a convenient Quooker tap, and French doors opening out to the sunny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

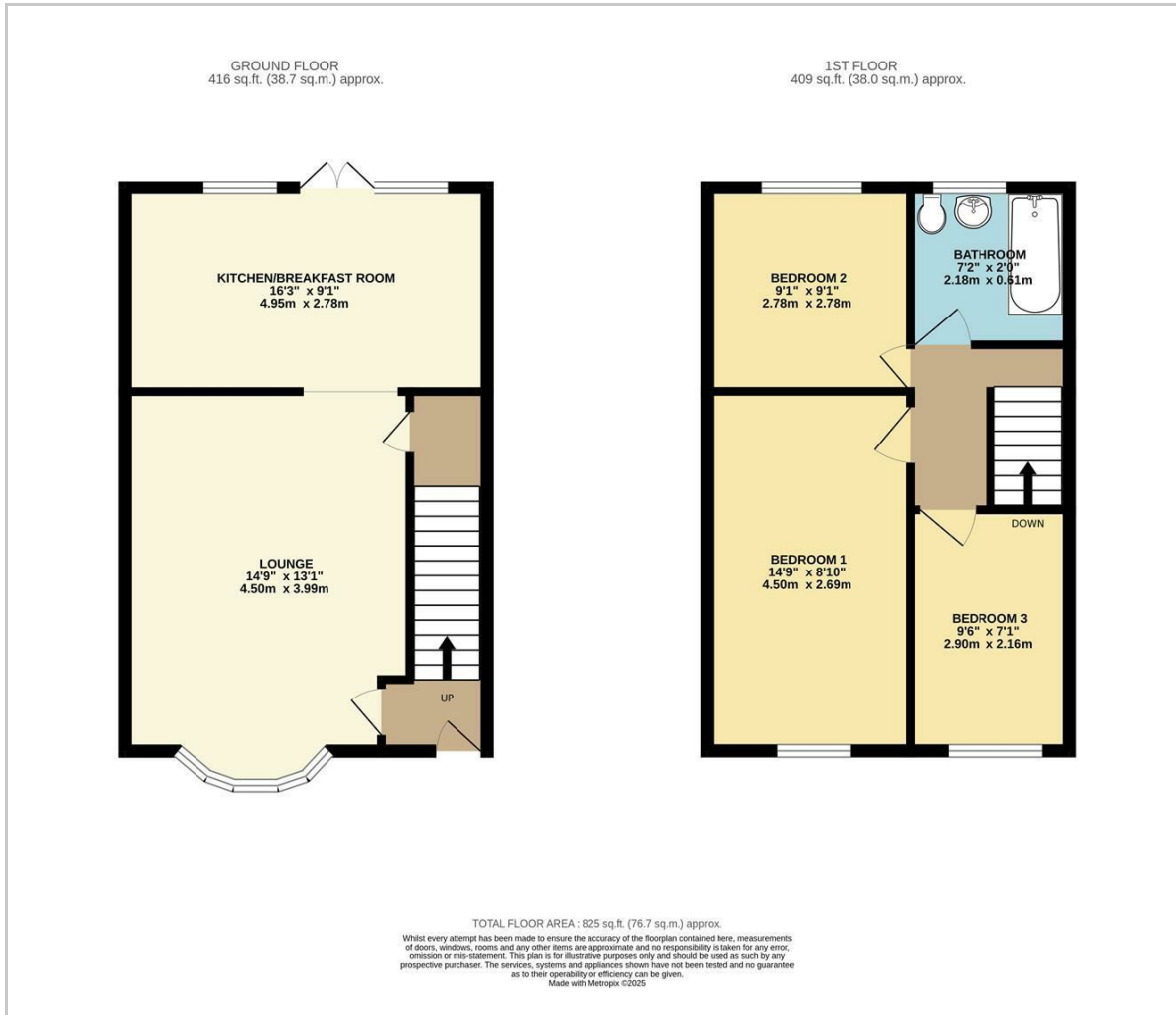
**Bedroom 3**  
9'6 x 7'1 (2.90m x 2.16m )

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

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



## Floor Plan

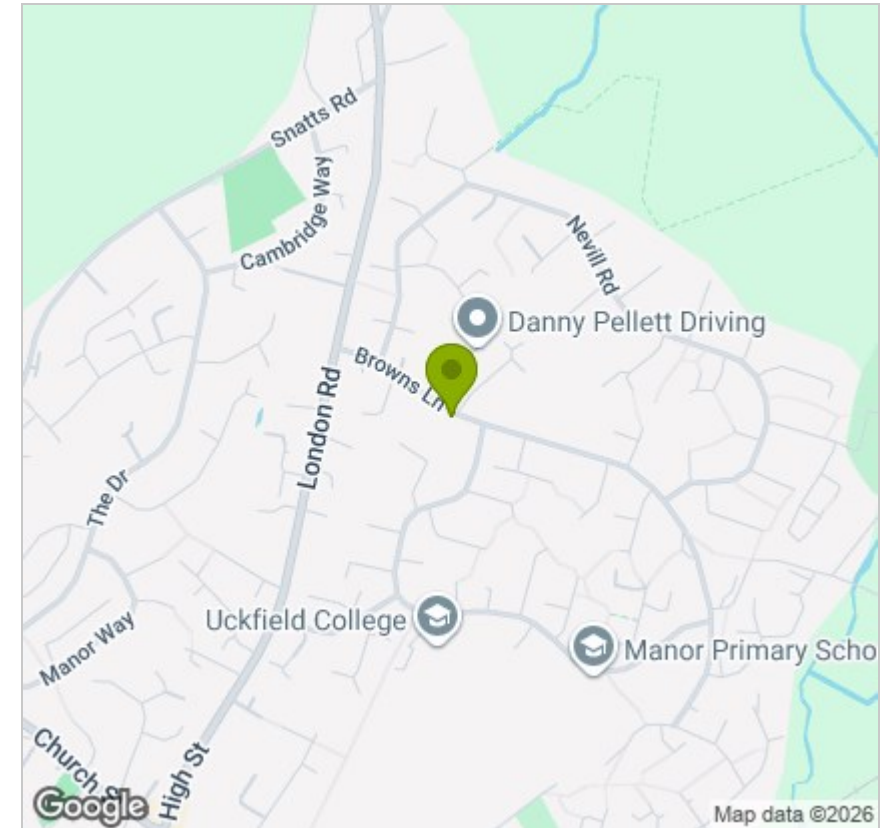


## Viewing

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

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

