



OAKFIELD



Harcourt Road, Uckfield, TN22 5DU

Price Guide £375,000



Harcourt Road, Uckfield, TN22 5DU

CHAIN FREE
Guide Price £375,000 - £400,000

A rare opportunity to acquire this charming halls-adjointing Victorian home, ideally positioned within easy walking distance of Uckfield town centre and the mainline railway station. Retaining an abundance of period character, this attractive property offers exceptional potential for buyers looking to create a beautiful family home tailored to their own tastes and requirements.

From the moment you arrive, the striking gabled and bay-fronted façade creates an impressive first impression, while the property also benefits from the convenience of off-road parking. A pathway leads to the front door, opening into a welcoming entrance hall with stairs rising to the first floor. The ground floor offers two generous reception rooms, both featuring original wooden flooring and attractive period fireplaces. The bay-fronted sitting room is filled with natural light, while the separate dining room provides an excellent space for entertaining or family gatherings.

To the rear, the kitchen is fitted with a basic range of units and a sink and is ready to be completely replaced, offering the perfect opportunity to design and install a kitchen to suit your own style and specification. Beyond the kitchen is a ground floor shower room.

Upstairs, there are three well-proportioned bedrooms, all benefiting from exposed original floorboards, with two bedrooms also retaining charming feature fireplaces. The spacious landing offers further potential, with scope to create a staircase to a loft conversion (subject to the necessary consents), as many neighbouring properties have successfully done.

Outside, the generous rear garden provides an excellent outdoor space with a range of sheds and useful storage areas. Offering plenty of room for children to play, gardening enthusiasts, or outdoor entertaining, it presents endless possibilities for landscaping and enhancement.





Living Room

13'0" x 11'2" (3.96m x 3.40m)

Dining Room

11'7" x 11'0" (3.53m x 3.35m)

Kitchen

10'6" x 10'0" (3.20m x 3.05m)

Bedroom One

14'9" x 13'0" (4.50m x 3.97m)



Bedroom Two

11'0" x 9'1" (3.35m x 2.77m)

Bedroom Three

10'2" x 8'7" (3.10m x 2.62m)

Shower Room

WC

Council Tax Band C - £2,425.27 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

