

Framfield Road, Uckfield, TN22 5AT

Price Guide £250,000

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Ideally situated on the ever-popular Framfield Road in Uckfield, this attractive Victorian terraced home is thoughtfully modernised while retaining the period character.

The ground floor features a generous open-plan living and dining area, creating a welcoming space for both relaxing and entertaining. To the rear, there is a large fitted kitchen with double doors opening directly onto the patio and impressive rear garden.

Upstairs, offers two well-proportioned bedrooms, complemented by a spacious Victorian-style bathroom featuring a bath and separate shower cubicle.

Outside, benefits from a particularly large, level rear garden, with a dedicated decking area, providing an excellent space for outdoor entertaining. To the front, a private driveway provides off-road parking for one vehicle.

The property is conveniently positioned within easy reach of Uckfield High Street, while Uckfield mainline railway station provides services towards London. The area is also well served by a selection of well-regarded schools.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken .Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

























Living Room
11'1" x 9'2" (3.38m x 2.79m)

Dining Room
11'8" x 9'8" (3.56m x 2.95m)

Kitchen
13'1" x 7'3" (3.99m x 2.21m)

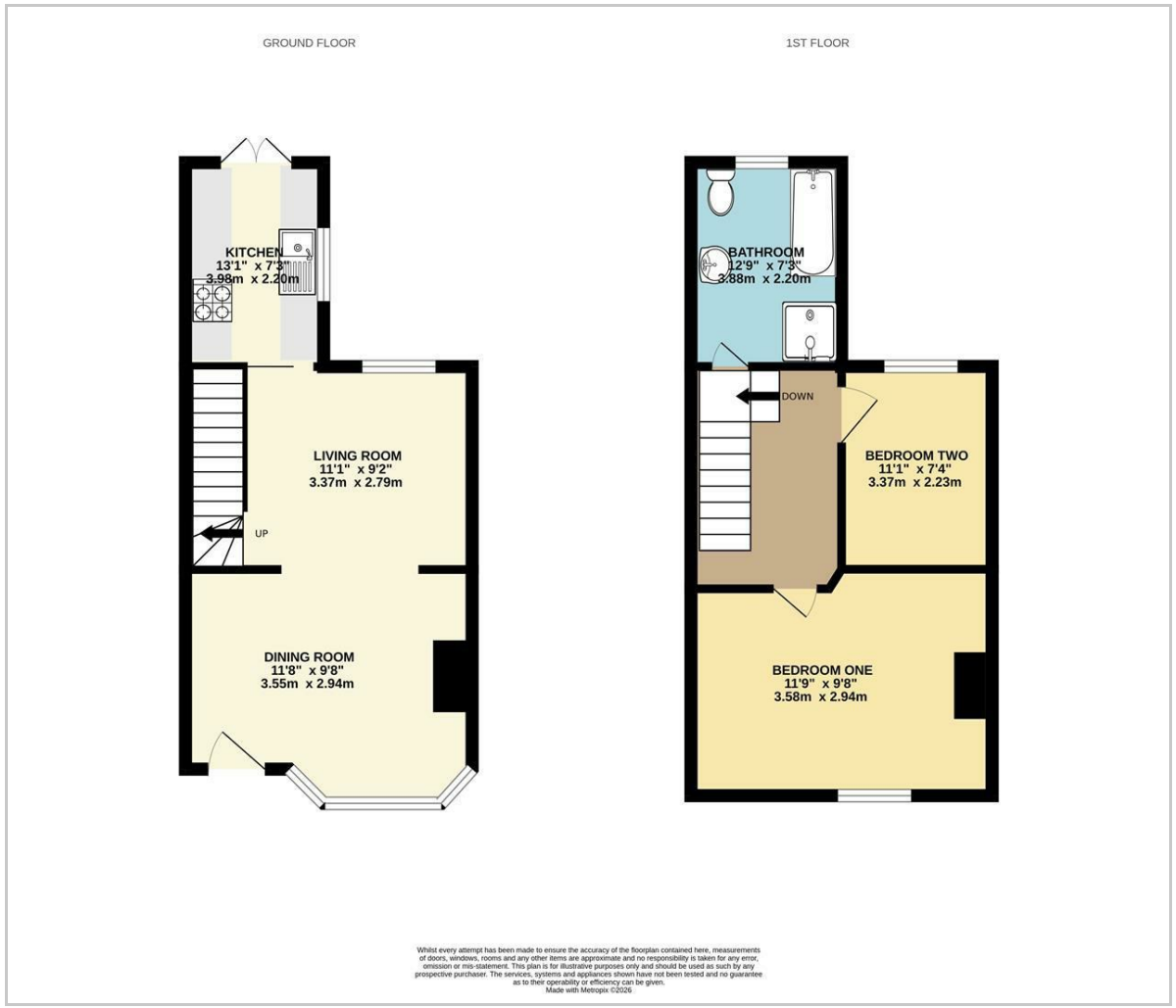
Bedroom One
11'9" x 9'8" (3.58m x 2.95m)

Bedroom Two
11'1" x 7'4" (3.38m x 2.24m)

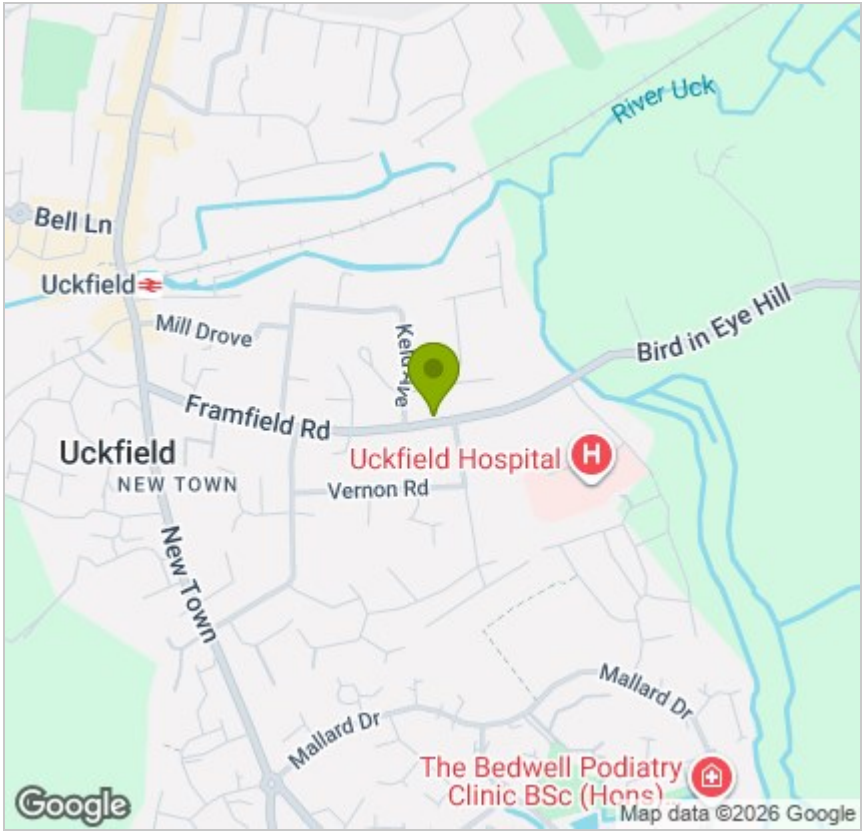
Bathroom
12'9" x 7'3" (3.89m x 2.21m)

Council Tax Band B - £2191.58 Per Annum

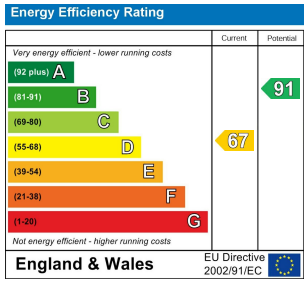
Floor Plan



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.

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

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