



OAKFIELD



Mill Lane, Uckfield TN22 5AZ

Price Guide £65,000



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A spacious, bright and airy ground floor retirement apartment for the over 60s, ideally positioned just a short stroll from Uckfield High Street and the mainline railway station, offering direct services to London.

This well-maintained purpose-built development provides peace of mind with secure telephone entry, lift access to all floors and a range of excellent communal facilities, including a residents' lounge, laundry room and beautifully landscaped communal gardens.

The apartment itself is light and welcoming throughout. Accommodation comprises a generous double bedroom with fitted wardrobes, a well-proportioned bathroom, and a bright living/dining room which flows seamlessly into a modern, well-equipped kitchen.

Set within a quiet and tranquil environment and offered to the market with no onward chain, this property represents an ideal opportunity for those seeking a comfortable, low-maintenance home in a highly convenient and central location.





### Living Room

14'10 x 11'8 (4.52m x 3.56m)

### Kitchen

8'6 x 5'11 (2.59m x 1.80m)

### Bedroom

12'9 x 11'3 (3.89m x 3.43m)

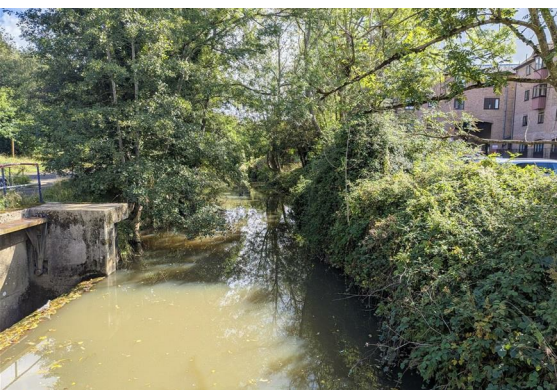
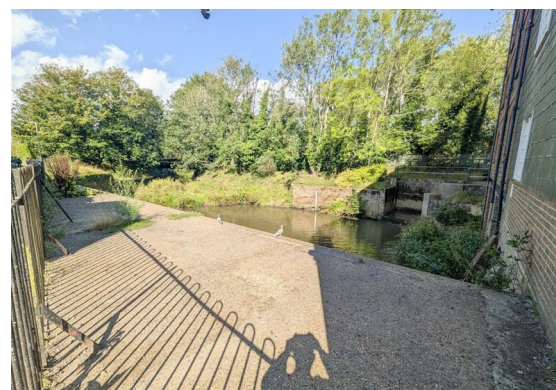
### Bathroom

7'7 x 5'11 (2.31m x 1.80m)

### Council Tax Band - A £1,739 per annum

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 79 years remaining on the lease. The service charge is £320 per month. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



## Floor Plan



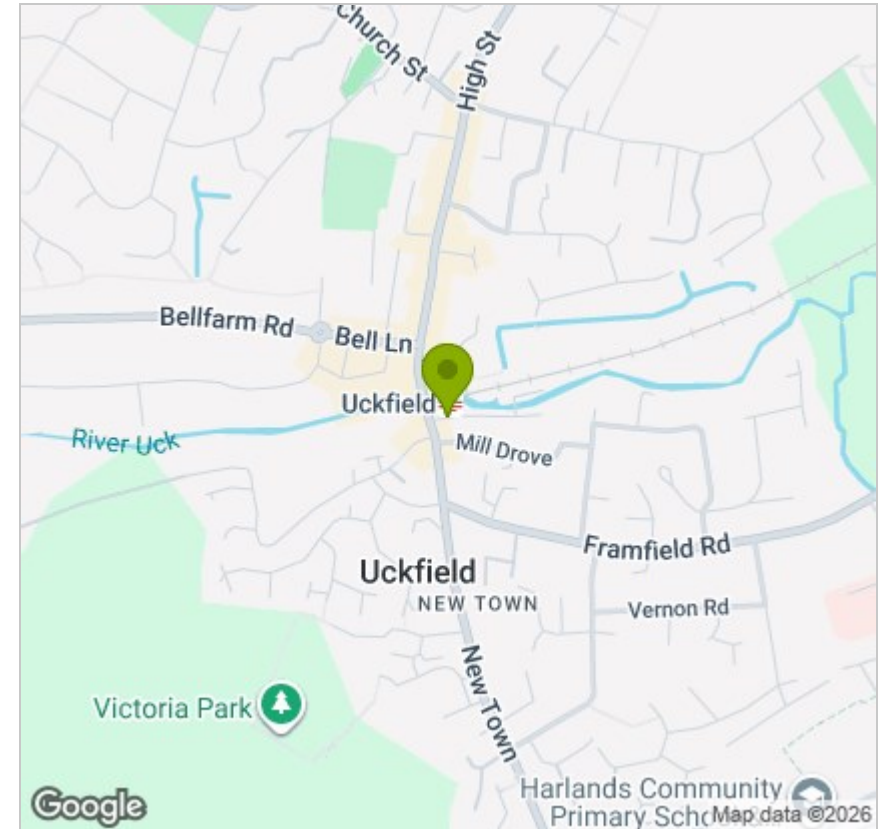
## Viewing

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

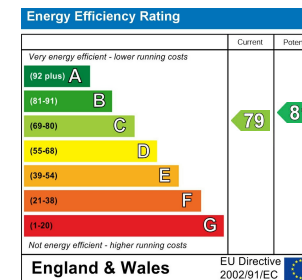
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## Area Map



## Energy Efficiency Graph



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