



OAKFIELD



Oaklea Way, Uckfield TN22 2BL

Asking Price £350,000





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Guide Price £350,000 - £375,000

Situated in a highly sought-after cul-de-sac on the popular Rocks Park development, this spacious three-bedroom semi-detached house presents a rare opportunity to purchase a home that has been lived in by the same owner for approximately 50 years.

With no onward chain, this property is perfect for buyers looking to modernise and create their dream home.

Step inside to find an entrance porch leading into a spacious open-plan lounge/diner, filled with natural light and offering a flexible living space ideal for both relaxing and entertaining.

The kitchen, positioned just off the dining area, provides scope for redesign or extension (STPP), making it an exciting prospect for those wanting to personalise.

Upstairs, the home boasts three well-proportioned bedrooms and a family bathroom, offering ample space for growing families or professionals seeking a convenient location.

Outside, the property benefits from a driveway and integral single garage, providing off-road parking and secure storage, with potential for conversion (subject to planning consents).

The sunny south-facing rear garden features a patio and a generous lawn – perfect for outdoor entertaining and enjoying summer evenings.

Additional highlights include a recently installed modern boiler, ensuring efficient heating and hot water.

The location is ideal, just a short stroll from Uckfield’s vibrant high street, mainline train station with direct links to London, and excellent schools for all ages – all while enjoying a peaceful and family-friendly setting.

This is a fantastic opportunity for anyone looking to add their own stamp to a well-located and much-loved home.







### Lounge/Diner

22'4 x 11'5 (6.81m x 3.48m)

### Kitchen

9'10 x 6'3 (3.00m x 1.91m)

### Bedroom 1

12'5 x 9'9 (3.78m x 2.97m)

### Bedroom 2

9'9 x 9'7 (2.97m x 2.92m)

### Bedroom 3

9'7 x 9'4 (2.92m x 2.84m)

### Bathroom

6'6 x 6'5 (1.98m x 1.96m)

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





Floor Plan

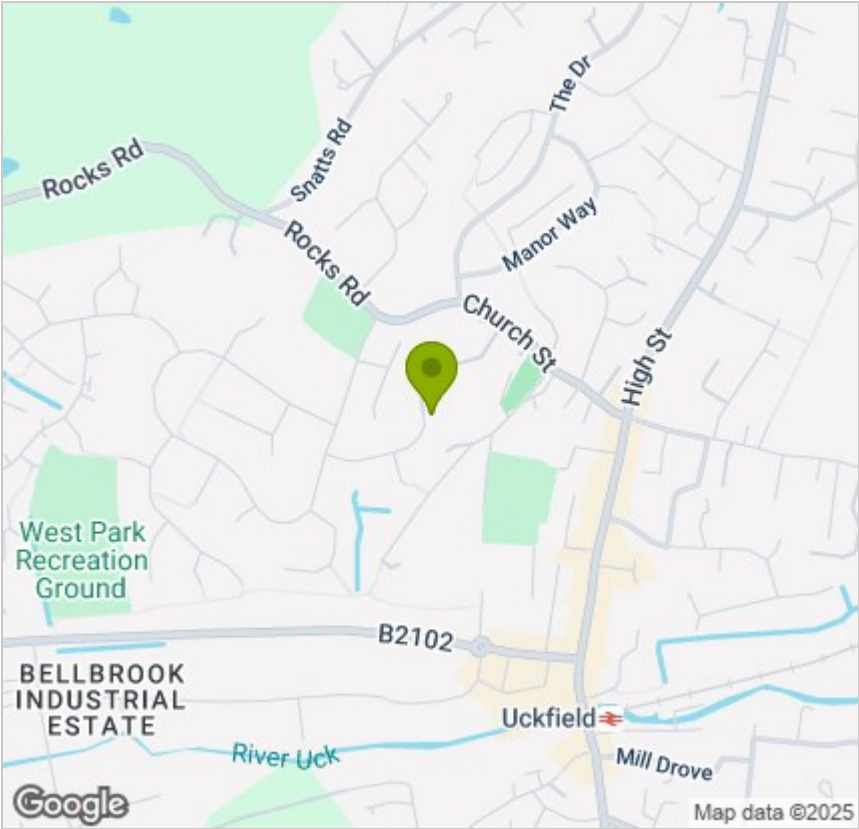


Viewing

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

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Area Map



Energy Efficiency Graph

