



OAKFIELD



Rocks Park Road, Uckfield, TN22 2AX

Price Guide £475,000



Rocks Park Road, Uckfield, TN22 2AX

Price guide £475,000 - £500,000. A beautifully updated three-bedroom detached family home, finished to an exceptional modern standard and offering approved planning permission (WD/2023/1501/F) for a two-storey rear extension, enclosed front porch and extended driveway — creating exciting scope for future growth.

The ground floor welcomes you with a spacious entrance hall and convenient cloakroom, leading through to a sleek, contemporary kitchen fitted with high-quality integrated appliances, generous worktop space, breakfast bar seating and excellent storage — all impeccably presented.

The dual-aspect lounge is both stylish and inviting, centred around a striking marble and oak fireplace, with double doors opening into a dining room that enjoys delightful garden views and direct access to the patio — perfect for seamless indoor-outdoor living.

Upstairs, three well-proportioned bedrooms continue the home's polished feel. The principal bedroom benefits from bespoke modular fitted wardrobes and additional built-in storage, complemented by newly fitted carpet. Bedroom two is a generous double with bespoke fitted storage, new flooring and fitted blinds. The third bedroom is versatile and well-sized, currently arranged as a home office with ample power points, built-in cupboard and new carpet.

The family bathroom is finished to a high standard, featuring a P-shaped bath with waterfall taps, rainfall shower and separate handheld attachment, alongside a contemporary chrome towel rail.

Outside, the west-facing garden is a true highlight — private, beautifully maintained and thoughtfully landscaped to capture the sun throughout the day. A spacious patio adjoins the house, while a handcrafted pergola (2022) creates an additional seating area at the top of the garden. Raised beds, established flower borders, mature shrubs and fruiting pear, peach and blackcurrant plants add colour and character, alongside a rockery, pond, greenhouse and shed.





Living Room

21'1" x 11'6" (6.43m x 3.51m)

Dining Room

9'10" x 9'9" (3.00m x 2.97m)

Kitchen/Breakfast Room

11'7" x 11'4" (3.53m x 3.45m)

WC

Bedroom One

11'8" x 10'10" (3.56m x 3.30m)

Bedroom Two

9'7" x 9'3" (2.92m x 2.82m)

Bedroom Three

8'8" x 8'4" (2.64m x 2.54m)

Bathroom

Garage

Council Tax Band E - £3,188.09 Per Annum



Floor Plan



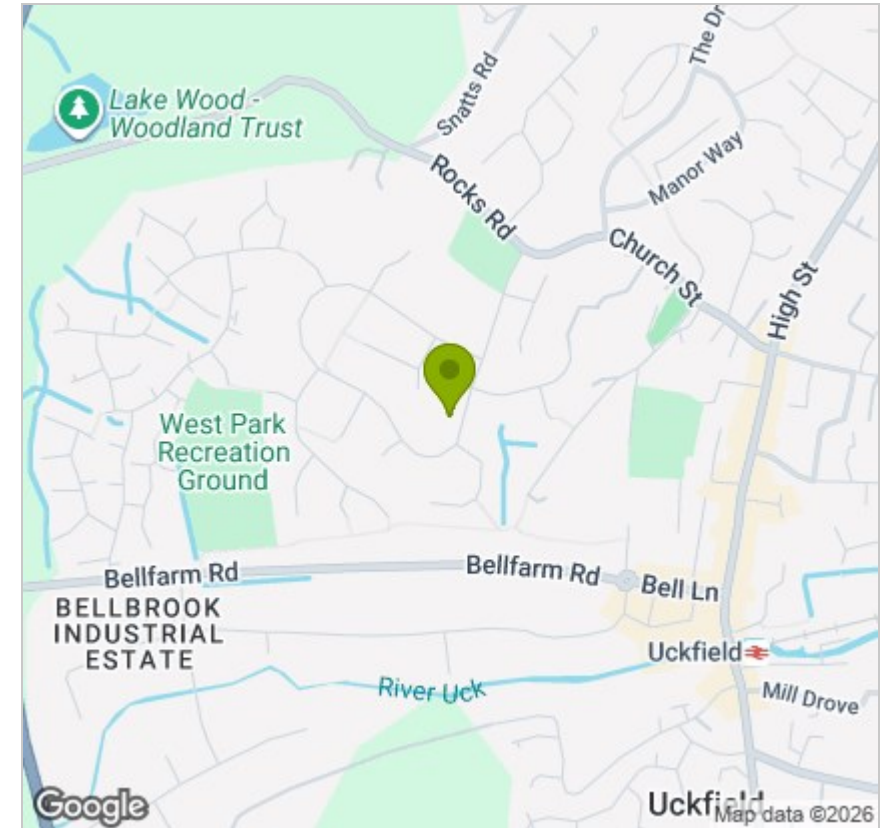
Viewing

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

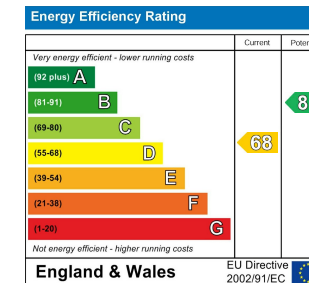
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

108-110 High Street, Uckfield, East Sussex, TN22 1PX
 uckfield@oakfieldproperty.co.uk

Area Map



Energy Efficiency Graph



01825 762132
 www.oakfieldproperty.co.uk