

OAKRISE GARDENS
RIDGEWOOD, UCKFIELD – £300,000



3 Oakrise Gardens

Ridgewood,
Uckfield, TN22 5JF

**Entrance Hall - Cloakroom - Sitting Room - Kitchen -
First Floor Landing - 2 Bedrooms (One With En-Suite
Shower Room) - Bathroom - Level Enclosed Rear Garden -
Allocated Parking**

Early viewing is recommended to appreciate this modern 2 bedroom end of terrace cottage with the benefit of bathroom, en-suite shower room, separate ground floor WC and a level enclosed rear garden with allocated parking in the favoured Ridgewood area of Uckfield. The property is offered with the benefit of NO ONWARD CHAIN with uPVC double glazing, fitted kitchen and living room with French doors to the rear terrace.

Double glazed front door with obscure panels into:

ENTRANCE HALL:

Timber effect flooring. Stairs to first floor landing. Wall mounted fuse box. Radiator. Doors to:

GROUND FLOOR CLOAKROOM:

Fitted with low level WC and corner wash basin. Timber effect flooring. Radiator.

SITTING ROOM:

An 'L' shaped room with uPVC double glazed windows to rear and French doors giving access to the rear garden and patio. Two radiators.



KITCHEN:

uPVC double glazed window to front. Range of marble effect worktops with inset 4 ring gas hob with extractor hood and stainless steel brush fronted Zanussi oven below. Slimline dishwasher. Fitted Bosch washing machine and fridge freezer. Inset one and a half bowl sink and drainer with mixer tap over. Range of matching cupboard and drawer units below and over. Cupboard housing wall mounted combination gas boiler. Timber effect flooring. Radiator.

FIRST FLOOR LANDING:

Access to loft space with pull down loft ladder incorporating light. Range of doors to:

BEDROOM ONE:

uPVC double glazed window to front. Fitted wardrobes with mirror fronted sliding doors. Radiator. Door to:

EN-SUITE SHOWER ROOM:

uPVC obscure double glazed window to front. Fitted with a suite comprising of low level WC, pedestal wash basin and tiled enclosed shower cubicle with Mira unit within. Chrome effect fitments. Extractor fan. Radiator.

BEDROOM TWO:

uPVC double glazed window to rear. Radiator.

BATHROOM:

uPVC obscure double glazed window to rear. White suite with chrome effect fitments, low level WC, pedestal wash basin with tiled splashback and vanity mirror over and bath being part tiled around with mixer tap and shower attachment. Radiator.

OUTSIDE:

The property enjoys access to the right hand side of the property to a latch gate giving entry to a fence enclosed rear garden being of low maintenance with patio area and area of lawn. The property also benefits from an allocated parking space with additional 2 visitors spaces for the development.



SITUATION:

The property is situated in Ridgewood approximately 0.6 miles from Uckfield town centre with its mainline Railway Station providing services to London, a range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The market town of Heathfield is approximately 8 miles to the East. The South coast is accessible within a 30 minute drive and the Ashdown Forest is a short drive to the North. The area is well served for schooling and recreational facilities such as the East Sussex National Golf Course Hotel and Spa.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01435 862211

AGENTS NOTE:

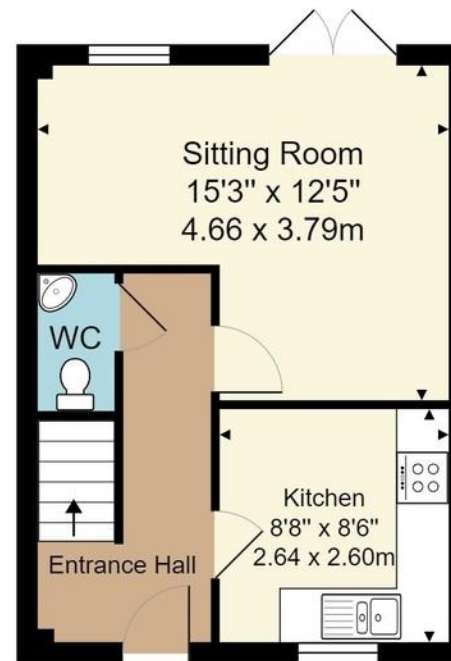
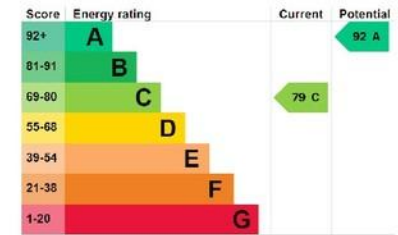
The property must pay a yearly management charge for the communal areas of the development. Presently circa £440 per annum.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

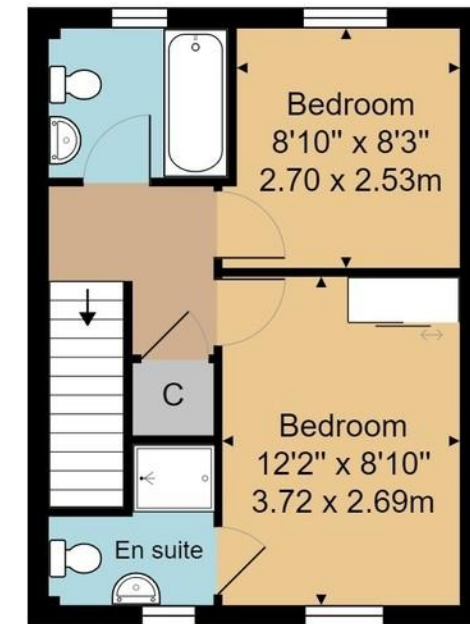


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Ground Floor



First Floor

Approx. Gross Internal Area 655 ft² ... 60.8 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.