

ROCKS PARK ROAD  
UCKFIELD - £415,000



# 77 Rocks Park Road

Uckfield, TN22 2BD

**Entrance Hall - Sitting/Dining Room - Kitchen - 3 Bedrooms  
- Shower Room - Separate WC - Long Driveway - Single  
Garage - Outbuilding/Workshop - Good Size Enclosed Rear  
Garden**

A spacious 3 bedroom detached bungalow offered with no onward chain and situated on the popular Rocks Park development within 0.5 mile stroll of Uckfield High Street and all its amenities including a rail service to London. The property enjoys a lounge/diner with patio doors to good size enclosed rear garden, modern kitchen with integrated appliances, shower room with separate WC and a large driveway and garage with rear workshop. Double glazing throughout & gas fired central heating.

## **ENTRANCE HALL:**

uPVC Double glazed front door with outside light. Door to boiler cupboard with radiator and shelving. Access to loft space with pull down loft ladder. Wall mounted central heating thermostat. Radiator. Doors to:

## **SITTING/DINING ROOM:**

A double aspect room with uPVC double glazed window to side and patio door to rear terrace. Fitted electric wood effect fire with timber surround. Useful storage cupboard. Radiators. Door to:



**KITCHEN:**

uPVC double glazed window to side and door to rear access. Range of slate effect modern worktops with matching cupboard and drawer units below and inset 1 and half bowl sink and drainer with swan neck mixer tap over. Range of fitted appliances including below counter fridge, 4 ring electric hob with extractor hood over and stainless steel brush fronted microwave and oven/grill. Space for washing machine. Wall mounted cupboards over and white tiling to walls. Deep fitted larder cupboard with shelving and gas meter within.

**BEDROOM 1:**

uPVC double glazed window to front. Radiator.

**BEDROOM 2:**

uPVC double glazed window to front. Radiator.

**BEDROOM 3:**

uPVC double glazed window to front. Full wall of fitted wardrobe furniture. Radiator.

**SHOWER ROOM:**

Obscure uPVC double glazed window to side. Pedestal wash basin and large walk-in shower cubicle. Ceramic tiled flooring and tiling to walls. Radiator.

**CLOAKROOM:**

uPVC double glazed window to side. Low Level WC and wall mounted wash basin. Ceramic tiled flooring and tiling to walls. Radiator.

**OUTSIDE:**

To the FRONT of the property is a plain area of lawn with a long DRIVEWAY aside providing parking for several vehicles and outside tap and light. Access to a SINGLE GARAGE with electric up/over door. Gated access to the REAR GARDEN which is a good size being fence enclosed with rear flagstone sun terrace (with fitted awning over patio door) and areas of lawn with flower and shrub borders. There is also a useful WORKSHOP/STORE to the rear of the garage with external power point and light within. 2 water butts.



**SITUATION:**

The property is situated approximately 0.5 miles from Uckfield town centre with its mainline Railway Station, 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.

**VIEWING:**

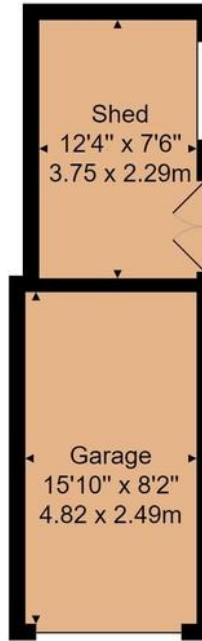
By appointment with Wood & Pilcher 01435 862211

**TENURE:**

Freehold.

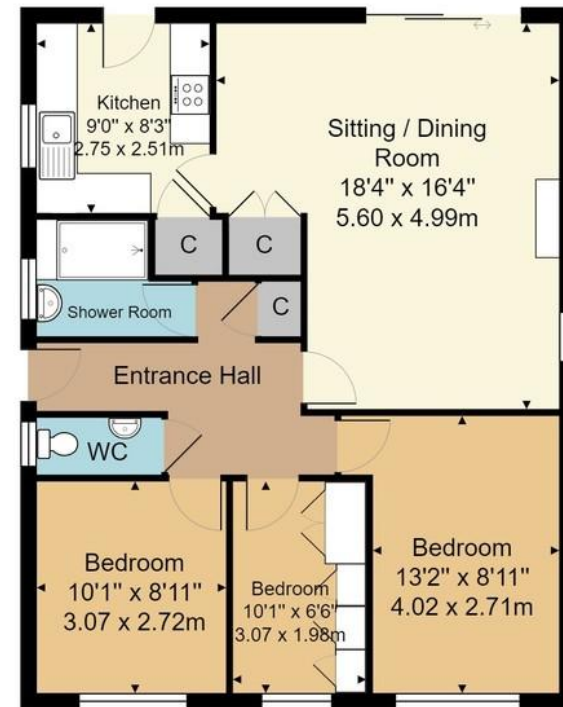
**COUNCIL TAX BAND:**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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 contained. 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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Bungalow Approx. Gross Internal Area 796 sq. ft / 73.9 sq. m  
Garage & Shed Approx. Internal Area 227 sq. ft / 21.1 sq. m

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.