



HIGHLANDS AVENUE  
RIDGEWOOD, UCKFIELD - £500,000



WOOD &  
PILCHER

Sales, Lettings, Land & New Homes



# 16 Highlands Avenue

Ridgewood,  
Uckfield, TN22 5TD

**Enclosed Porch - Entrance Hall - Sitting Room - Dining Room/Bedroom Three - Conservatory - Kitchen - Breakfast Room - Shower Room - Separate WC - Large Mature Garden - Garage & Own Driveway**

A deceptively spacious 2/3 bedroom detached bungalow situated in a desirable cul-de-sac location in Ridgewood within one mile of Uckfield Town Centre. The accommodation features a dual aspect sitting room, conservatory, two bedrooms plus a third bedroom or dining room and shower room with separate WC. There is a private and mature garden to the rear with a variety of trees and shrubs with a brick built store room and single garage approached via a private driveway.

## **ENCLOSED PORCH:**

Single glazed doors and windows.

## **ENTRANCE HALL:**

Double glazed front door and side window. Access to the loft with pull down ladder.

## **SITTING ROOM:**

Dual aspect double glazed bay window to the front and further double glazed windows to the side. Feature fire surround with gas coal effect fire. Radiator.

## **DINING ROOM/BEDROOM THREE:**

Double glazed window. Radiator. Sliding patio door leading to:





**CONSERVATORY:**

Double glazed windows and double glazed door leading to the garden.

**KITCHEN:**

Range of matching wall and base cupboards. Granite effect worktops with inset one and a half bowl sink. Inset gas hob with filter hood above. Built in double oven. Space for washing machine. Archway leading to:

**BREAKFAST ROOM:**

Large double glazed picture window overlooking the garden. Door to the conservatory. Radiator.

**BEDROOM:**

Double glazed window. Range of fitted wardrobes with bed recess and cupboards over. Door leading to the conservatory. Radiator.

**BEDROOM:**

Double glazed window overlooking the front garden. Radiator.

**SHOWER ROOM:**

Double glazed window. Large shower cubicle with 'Aqualisa' shower. Corner wash basin. Part tiled walls. Radiator.

**SEPARATE WC:**

WC

**OUTSIDE:**

There is a good size, attractive and private REAR garden with a range of mature shrubs and trees, paved patio area, pond and brick-built storage shed with power and light. A side gate gives access to the driveway which leads to a single detached GARAGE with power and light, windows and personal door to the side.





### 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.

### VIEWING:

By appointment with Wood & Pilcher 01435 862211

### TENURE:

Freehold

### COUNCIL TAX BAND:

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### ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

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

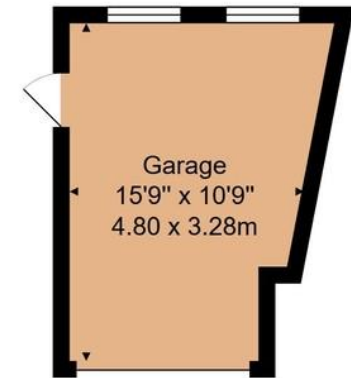
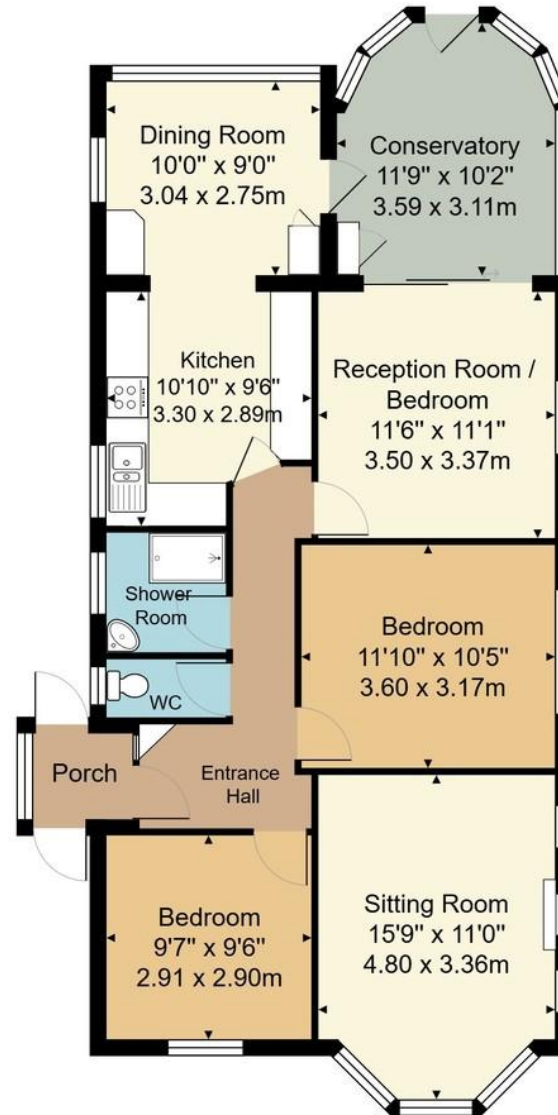


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Bungalow Approx. Gross Internal Area 981 sq. ft / 91.1 sq. m  
Garage Approx. Internal Area 166 sq. ft / 15.5 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.