



26 Browns Lane, Uckfield

Uckfield

£345,000-£355,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

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Uckfield

A 3 bedroom CHAIN FREE end of terrace property, conveniently positioned in this highly sought-after development a 'stone's throw' from the local parade of shops, close to schooling for all ages and a short walk to the town centre.

Boasting a generous south westerly garden and garage en-bloc this delightful family home is offered with no onward chain and benefits from, in brief, on the ground floor; an entrance hall, a bay fronted living room with a gas fireplace and large understairs cupboard, a dining area with a door opening onto the outside seating terrace and a recently fitted kitchen with a range of matching units to eye and base level.

Council Tax band: C

Tenure: Freehold

- CHAIN FREE
- Three Bedroom House
- Recently fitted Kitchen
- Double Glazing
- Good Size south westerly Rear Garden
- Garage en-bloc
- Close to town centre
- Walking distance from schooling for all ages
- 'Stone's throw' from local parade of shops
- Countryside walks nearby





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From the entrance hall a staircase rises to the first floor, offering; a principle bedroom with a range of fitted wardrobes, a second double bedroom with fitted wardrobes, a beautifully fitted bathroom with a shower above the bath and a generous single bedroom with a built-in cupboard.

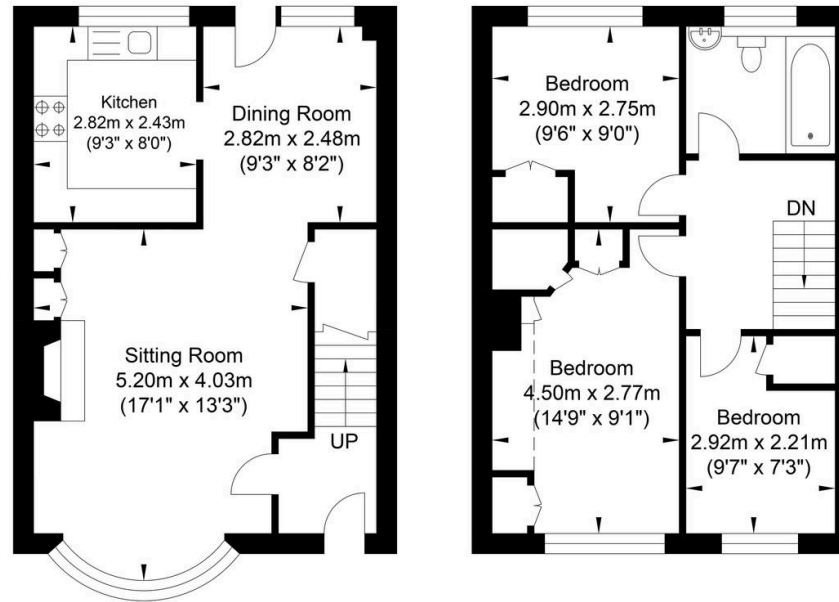
Outside the rear garden is a particular feature boasting a south westerly aspect with a seating terrace immediately adjoining the rear of the property, a side gate provides access front to rear and a rear gate allow pedestrian access to the service road where the garage is located en-bloc.

The front of the property is approached via a path through the front garden leading to a covered entrance.

Browns Lane is conveniently positioned 0.50 miles from the High Street yet within a short stroll of the picturesque Buxted Park offering fine scenic walks. A small parade of shops is also nearby including a Tesco Express whilst both primary and secondary schools together with a popular leisure centre are also within striking distance. Uckfield town centre is within walking distance and offers a comprehensive range of shopping and leisure facilities are also close by.



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Ground Floor
Approximate Floor Area
420.86 sq ft
(39.10 sq m)

First Floor
Approximate Floor Area
407.95 sq ft
(37.90 sq m)

Approximate Gross Internal Area = 77.0 sq m / 828.82 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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