

DIXON·VINCE

14 Tower View Uckfield East Sussex TN22 1SB



AN ATTRACTIVE TILE HUNG AND TERRACED 3 BEDROOM HOUSE LOCATED IN A VERY ATTRACTIVE SETTING. EXCELLENT GARDENS TO FRONT AND REAR. GARAGE AND FURTHER PARKING. WALKING DISTANCE OF UCKFIELD TOWN, LOCAL SHOPS, WELL REPUTED JUNIOR AND SENIOR SCHOOLS AND LEISURE CENTRE.

ENTRANCE CANOPY, ENCLOSED ENTRANCE LOBBY, SITTING ROOM WITH DINING AREA, KITCHEN, 2 DOUBLE BEDROOMS AND SINGLE BEDROOM, BATHROOM, GCH, FRONT AND REAR GARDENS, GARAGE IN BLOCK NEARBY, FURTHER PARKING SPACE.

£279,950

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team

14 Tower View, Uckfield

SITUATION: The property is situated on the popular Manor Park development. The local Tesco Express is within a short walk as are both primary and secondary schools as well as the leisure centre/swimming pool complex. Uckfield town centre offers a comprehensive range of shops, cinema and railway station with services to London Bridge. Nearby Buxted Park offers many lovely walks.

Pillared ENTRANCE CANOPY: External light to one side. Front door to:

ENCLOSED ENTRANCE LOBBY: radiator, stairs to first floor.

SITTING ROOM: Entrance to a lovely open plan area. Attractive Georgian style paned curved bay window to front overlooking natural wooded area and long grassed front lawn. Fireplace with brass surround and dressed stone hearth, understairs storage cupboard, **OPEN PLAN** to:

DINING AREA: with aspect and door to rear garden and patio, radiator.

KITCHEN: Good size with a comprehensive array of wall and base units including spaces for fridge and freezer, space and plumbing for washing machine, space for free standing gas or electric cooker, extractor fan above, ample work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink/drainers, mixer tap and window overlooking rear garden, floor mounted gas central heating boiler, triple ceiling lights on track, lino floor.

FIRST FLOOR LANDING: access to loft space.

DOUBLE BEDROOM 1: Aspect to front, radiator, shelved airing cupboard with hot water tank.

DOUBLE BEDROOM 2: Aspect to rear, radiator.

BEDROOM 3: Aspect to front, radiator, large built-in cupboard.

BATHROOM: white suite including panelled bath with mixer tap and shower attachment, ceramic tiled surround, fitted shower rail and curtain, low level w.c., pedestal wash hand basin, tiled splash backs, radiator, window with diffused glass, fitted blinds.

OUTSIDE: **Front garden** laid to lawn approximately 120' x 12' (36.58m x 3.66m) open plan with natural borders. **Garage** in block nearby with **further parking space**.

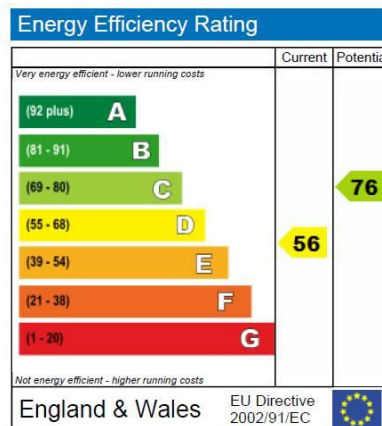
Rear enclosed garden approximate 45' x 14' (13.72m x

4.27m). Fenced to all boundaries with gated access leading to path to garage. Nice wide patio area adjacent house, remaining mainly laid to lawn with planted borders and timber implement shed.

COUNCIL TAX: Band C

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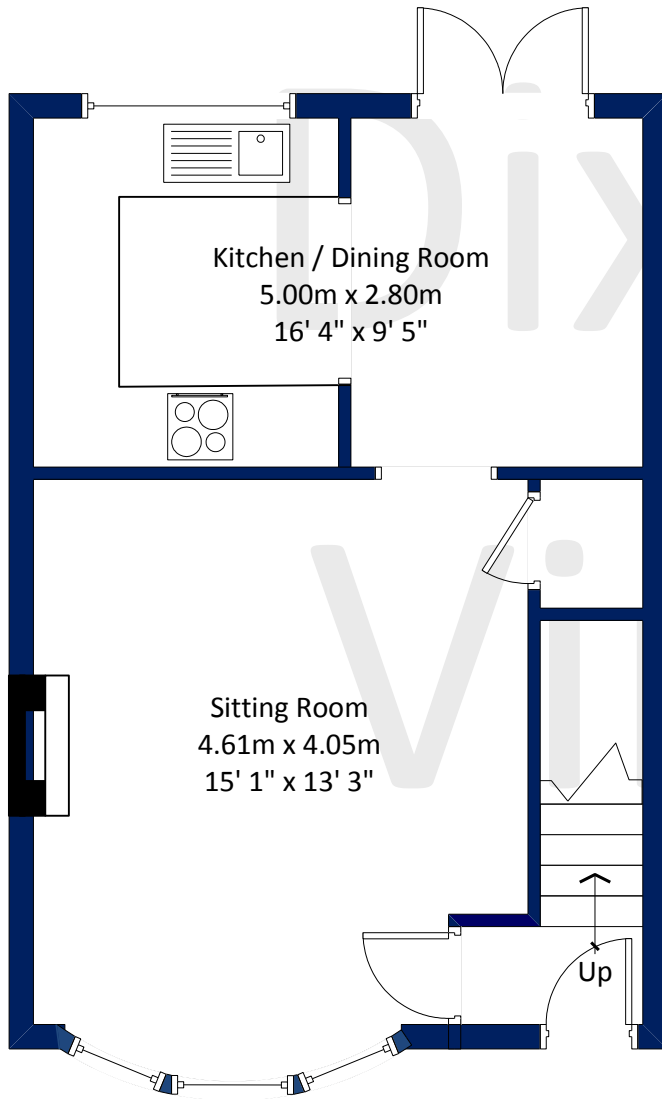
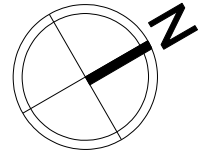
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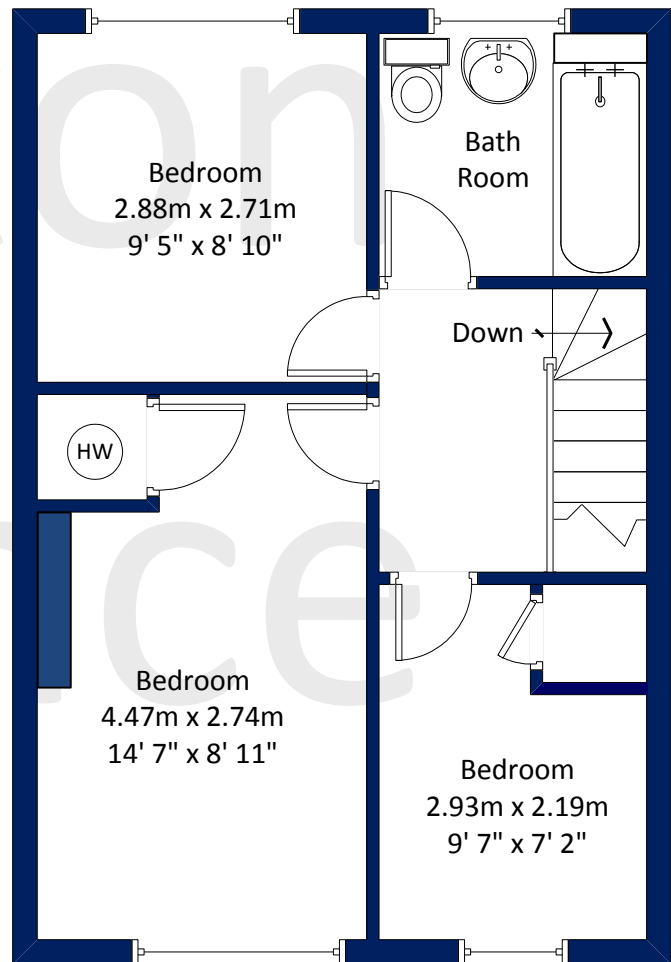


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Gross internal floor area approximately
76.1 square metres (819 square feet)



Ground Floor



First Floor

This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party. Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as approximate and no responsibility can be taken for any error, omission or misstatement.

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