



27 REGENCY CLOSE, UCKFIELD, EAST SUSSEX, TN22 1DS

A modern purpose built one bedroom second floor apartment enjoying pleasant roof top views with a single garage en-bloc. Centrally positioned within walking distance of the town centre and railway station with well-kept communal gardens. The property has been improved over the years with a refitted domestic boiler, bathroom and kitchen and offers a huge amount of storage with the added benefit of a useful attic. Comprising in brief, an entrance hallway, a sitting room enjoying pleasant roof top views, a double bedroom with built-in wardrobe, a beautifully fitted kitchen with breakfast bar and a modern white bathroom suite with space and plumbing for domestic appliances. Outside the property is surrounded by well-kept communal gardens, on street parking is available and a single garage can be found en-bloc. EPC band C.

PRICE: £159,950 SHARE OF FREEHOLD



LOCATION

Regency Close is pleasantly situated on the western side of the Uckfield conservation area. The town centre is within a short walking distance, offering a comprehensive range of shopping and leisure facilities including numerous bars/restaurants, a cinema, public library, supermarkets and a popular leisure centre. Uckfield railway station is nearby providing a swift rail service to London with additional rail services available at Haywards Heath, approx 11 miles, providing a faster rail service, London Victoria in 47 mins. Uckfield boasts a wide selection of schools for all age groups including a sixth form community college with additional schooling at nearby Ardingly, Brighton, Bede's, St Leonards, Cumnor House, Great Walstead and Rodean. Sporting and recreational facilities are within close range including golf courses at the East Sussex National course and the Royal Ashdown at Forest Row. Both Haywards Heath and Eastbourne hospitals are within striking distance as is the breathtaking Ashdown Forest, the inspiration behind A.A Milne's Winnie The Pooh Books, providing extensive scenic walks and bridle paths.

The accommodation and approximate room measurements comprise:

COMMUNAL ENTRANCE: staircase rising to the second floor.

Wooden door into: ENTRANCE HALLWAY:

SITTING ROOM: 14'2 x 11'8 UPVC double glazed window overlooking the rear of the property enjoying pleasant roof top views, radiator, eaves storage cupboard, TV and telephone points.

KITCHEN: 9'1 x 8'4 Comprising one and a half bowl stainless steel sink with free standing chrome mixer tap set in a wood effect work surface with a matching range of high gloss units to eye and base level with brushed chrome door furniture, space for electric cooker with extractor canopy above, tiled splash-back, space for tall fridge/freezer, breakfast bar, built-in cupboard and eaves storage cupboard, vinyl flooring, UPVC double glazed window overlooking one side of the property.

BEDROOM: 10'10 x 9'2 UPVC double glazed window overlooking the front of the property enjoying pleasant roof top views, built-in wardrobe with sliding mirrored doors, eave storage cupboard, radiator.

FAMILY BATHROOM: 8'4 x 8'1 Comprising panel enclosed bath with mixer tap and wall mounted shower attachment, folding glass screen, low level WC, pedestal wash basin with chrome mixer tap, built-in airing cupboard with slatted shelving, eaves storage cupboard, opaque UPVC double glazed window overlooking one side of the property, heated ladder style towel rail, vinyl flooring, hatch giving access to loft space which is part boarded, housing domestic boiler.

OUTSIDE

FRONT:

The front of the property is approached by a paved path with COMMUNAL LEVEL GARDENS either side, wooden door with inset glass into a COMMUNAL HALLWAY: staircase rising to the apartment.

A SINGLE GARAGE: Can be found en-bloc with up and over door.

LEASE: 999 years from 1977.

MAINTENANCE: Paid quarterly – average £131.87 each quarter

BUILDINGS INSURANCE £180 pa.

VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART

