





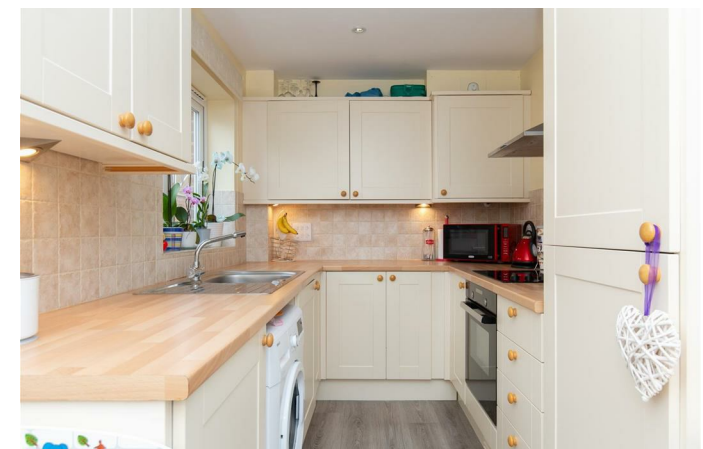
16 Lion Mews, Framfield Road  
Uckfield  
TN22 5BZ

£260,000 Freehold

Rowland Gorrige are pleased to offer to the market this modern two bedroom home in a popular and convenient location of Lion Mews. The property is approached via a lane from Framfield Road. With allocated parking to the front, a raised path leads to the front door. You enter directly into the main reception room which is a bright and open space. The downstairs accommodation further benefits from a modern fitted kitchen with a dining space and double doors leading to the rear garden as well as a large cloakroom. Upstairs there are two bedrooms and a modern family bathroom with both a bath and shower. Externally the rear garden is low maintenance with a Westerly facing patio enclosed via timber fencing and an exposed brick wall. VIEWINGS ARE HIGHLY RECOMMENDED. 01825 762132.

Location: The property is situated approximately quarter of a mile from the town centre with its comprehensive range of shopping facilities including two supermarkets, schooling for all ages, restaurants, public houses, churches and mainline railway station with commuter links to London Bridge.

Directions: From our offices in Uckfield High Street proceed in a southerly direction turning left at the traffic lights into Framfield Road. Proceed along Framfield Road passing Harcourt Road and Lion Mews is located on the right hand side. Turn into Lion Mews and the property is positioned in the right hand corner of the close.











## Lion Mews, Framfield Road, Uckfield, TN22 5BZ

Approximate Gross Internal Area = 64.2 sq m / 691 sq ft

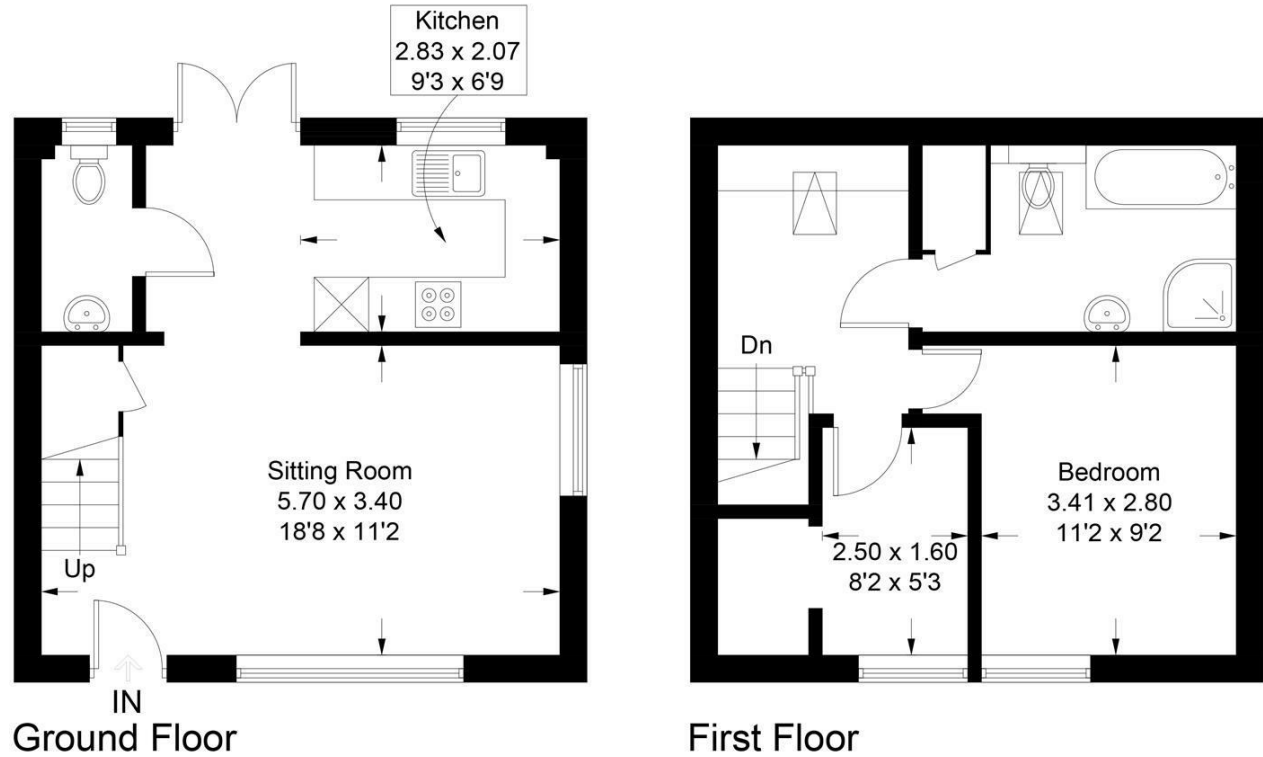


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2020

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.