

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Montacute Way, Uckfield, TN22 1TR

- ▼ Extended Family Home
- ▼ 4 Bedroom Semi Detached
- ▼ 3 Reception Rooms
- ▼ 2 Bathrooms
- ▼ Secluded Southerly Garden
- ▼ Driveway/Off Road Parking



EPC RATING

Current:
70 C

Potential:
84 B

Guide Price:
£425,000 - £450,000



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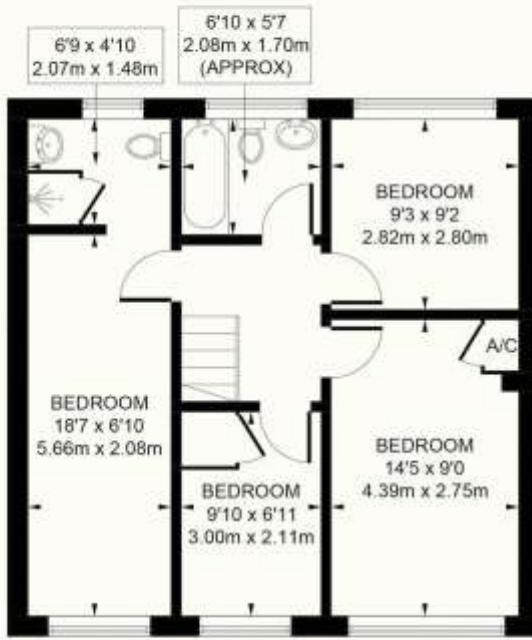
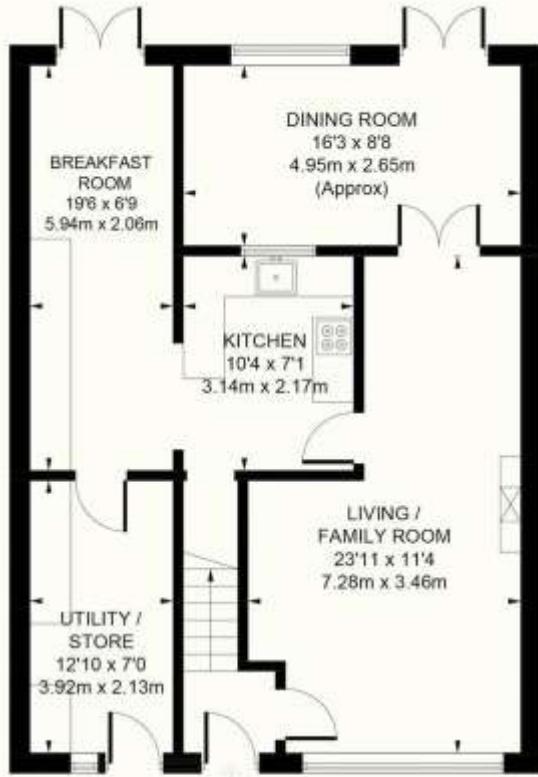
GUIDE PRICE £425,000 - £450,000 Extended and updated, this four-bedroom, two-bathroom semi-detached family home enjoys a prime position within a sought-after development, just moments from local shops and within easy walking distance of the town centre. Set on a generous south-facing plot, the property offers both space and versatility, ideal for modern family living. The current owners have undertaken significant extensions to create a light-filled and flexible layout. The ground floor welcomes you with a bright entrance hall leading to a generous living room, complete with a charming wood-burning stove. This flows seamlessly into a large dining room with double doors opening onto the garden. The kitchen/breakfast room features a range of matching eye- and base-level units, a spacious breakfast area with direct access to the terrace, and a useful utility/store room with an additional door to the front. Upstairs, the principal bedroom benefits from an en-suite shower room, while bedroom two offers excellent proportions as a further double. A third double bedroom, a well-sized single with built-in storage, and a contemporary family bathroom complete the first floor. The rear garden is a highlight—south-facing and designed for both relaxation and entertaining. It offers a variety of seating areas, a level lawn, and attractive raised borders. To the front, a substantial private driveway provides ample parking for vehicles, enhancing the home's practicality as much as its charm.

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Approximate Gross Internal Area = 1355 sq ft / 125.9 sq m

Workshop = 92 sq ft / 8.6 sq m

Total = 1447 sq ft / 134.5 sq m



TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: N/A

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.