

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## The Dene, Uckfield, TN22 1LA

- ▼ Extended Terraced House
- ▼ 2 Double Bedrooms
- ▼ Lounge, Family Room
- ▼ Kitchen, Bathroom
- ▼ Views Over The Dene
- ▼ Allocated Parking Space



### EPC RATING

Current:  
71 | C

Potential:  
84 | B

Offers In Excess Of:  
£300,000



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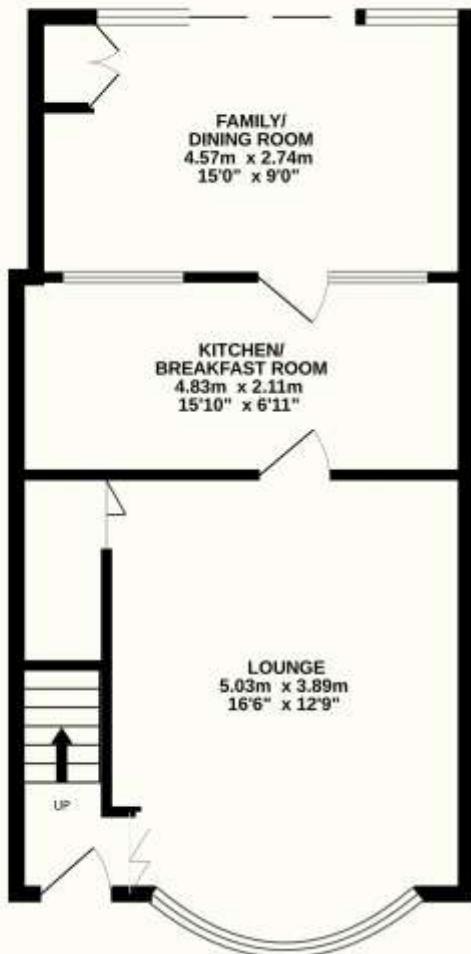
An extended and beautifully presented two double bedroom mid-terraced home, ideally located on the ever-popular Manor Park development, just a stone's throw from a wide range of local amenities and well-regarded schools for all ages. This wonderful property would appeal to a variety of buyers, including first-time purchasers, downsizers, and investors alike. The front door opens into a welcoming entrance hall, leading through to a bright and spacious lounge featuring an attractive bay window to the front with pleasant views over The Dene, complemented by a warming log-burning stove. An understairs cupboard provides useful storage, while a door leads through to the well-appointed kitchen, fitted with an excellent range of wall and base units. A real highlight of the home is the impressive extended family/dining room to the rear – a fantastic space for entertaining family and friends. This room benefits from an insulated roof, a built-in utility cupboard, and full width sliding patio doors that open directly onto the rear garden, allowing plenty of natural light to flood the space. To the first floor, the landing gives access to two well-proportioned double bedrooms, one of which enjoys lovely distant views to the front. The accommodation is completed by the family bathroom. Externally, the tiered rear garden offers a pleasant, low-maintenance outdoor space and includes a garden shed. Further benefits include an allocated parking space to the rear, accessed via the service road behind the property.

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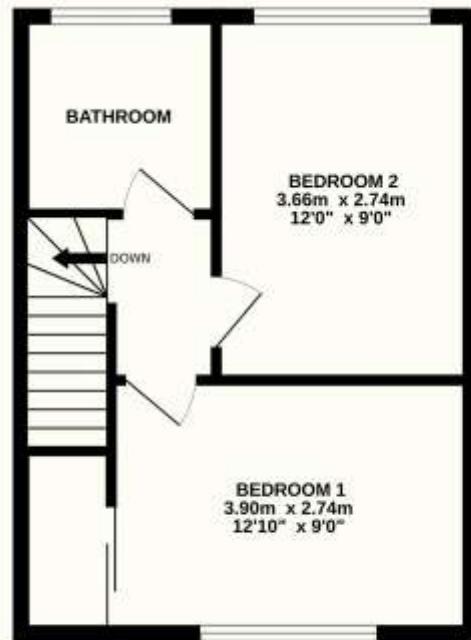




TOTAL FLOOR AREA: 79.5 sq.m. (856 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: N/A

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