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Peter Oliver



## New Place, Uckfield, TN22 5DP

- ▼ Generous Detached House
- ▼ 4 Bedrooms, 2 Bathrooms
- ▼ Open-Plan Living, Utility
- ▼ Underfloor Heating
- ▼ Sunny Garden, Patio
- ▼ Off Road Parking



### EPC RATING

Current:

74 C

Potential:

84 | B

**Guide Price:**

**£500,000 - £525,000**



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Conveniently located within easy walking distance of Uckfield High Street, the mainline train station, local schools, and the popular Highlands Inn, this impressive four-bedroom detached property offers both space and versatility in a highly desirable setting. A gravel driveway provides ample off-road parking, the home is beautifully presented throughout and benefits from a sunny, private rear garden featuring a recently laid slabbed patio, a generous lawn area, and plenty of space for a garden shed or workshop, perfect for outdoor entertaining or family life. A stylish new entrance porch welcomes you into the heart of this modern home. The ground floor boasts an expansive open-plan layout, seamlessly combining the lounge, kitchen, and dining areas into a sociable and light-filled living space. The contemporary kitchen is a standout feature with a large central island, space for bar stools, twin ovens, integrated appliances, and two sets of French doors opening out to the garden. Underfloor heating adds a touch of luxury to this already inviting space. The property also offers excellent flexibility with a ground floor bedroom complete with its own en-suite shower room ideal for guests, teenagers, multi-generational living, or as a dedicated home office. Upstairs, you'll find two generously sized double bedrooms, a well-proportioned single bedroom, and a beautifully appointed modern family shower room. This superb home offers a rare combination of style, space, and convenience, perfectly suited to modern family living.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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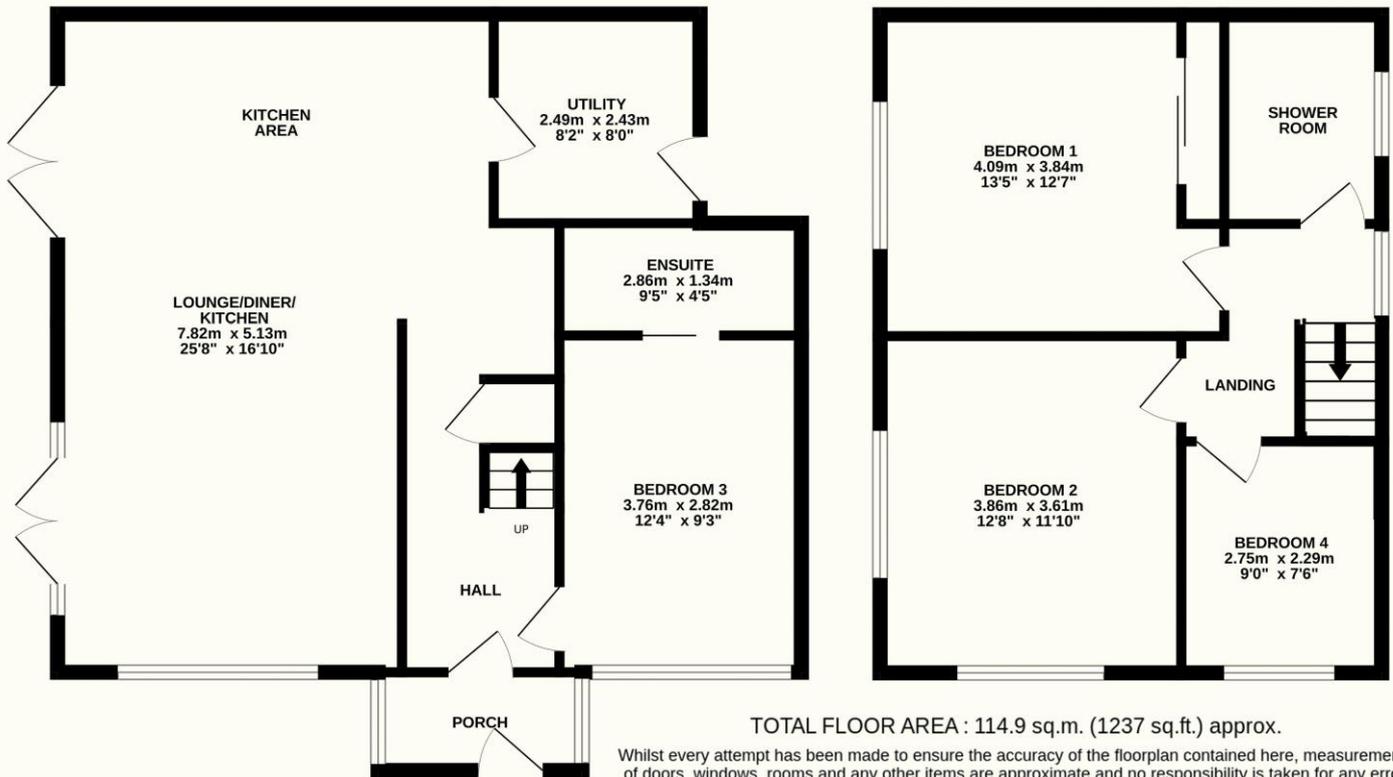
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GROUND FLOOR  
68.5 sq.m. (738 sq.ft.) approx.

1ST FLOOR  
46.4 sq.m. (499 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: E

MAINTENANCE/SERVICE CHARGE: N/A

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