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info@peteroliverhomes.co.uk

Peter Oliver



## Clearwater House, Bell Farm Lane, Uckfield, TN22 1QJ

- ▼ Top-Floor, Purpose-Built Apartment
- ▼ Close to High Street & Station
- ▼ Large Open-Plan Living Area
- ▼ Generous Double Bedroom
- ▼ Modern, Spacious Bathroom
- ▼ Neutral Decor Throughout



### EPC RATING

Current:  
66 | D

Potential:  
79 | C

**£175,000**



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This charming, spacious top-floor apartment is purpose-built and ideally located just a minute's walk from the High Street and mainline station with direct services to London. It features a generously sized, well-appointed open plan living, dining, and kitchen area. The double bedroom offers ample space for wardrobes, and the bathroom is modern and spacious.

Disclaimer - For the tenant's privacy, we have used AI editing to remove personal belongings.

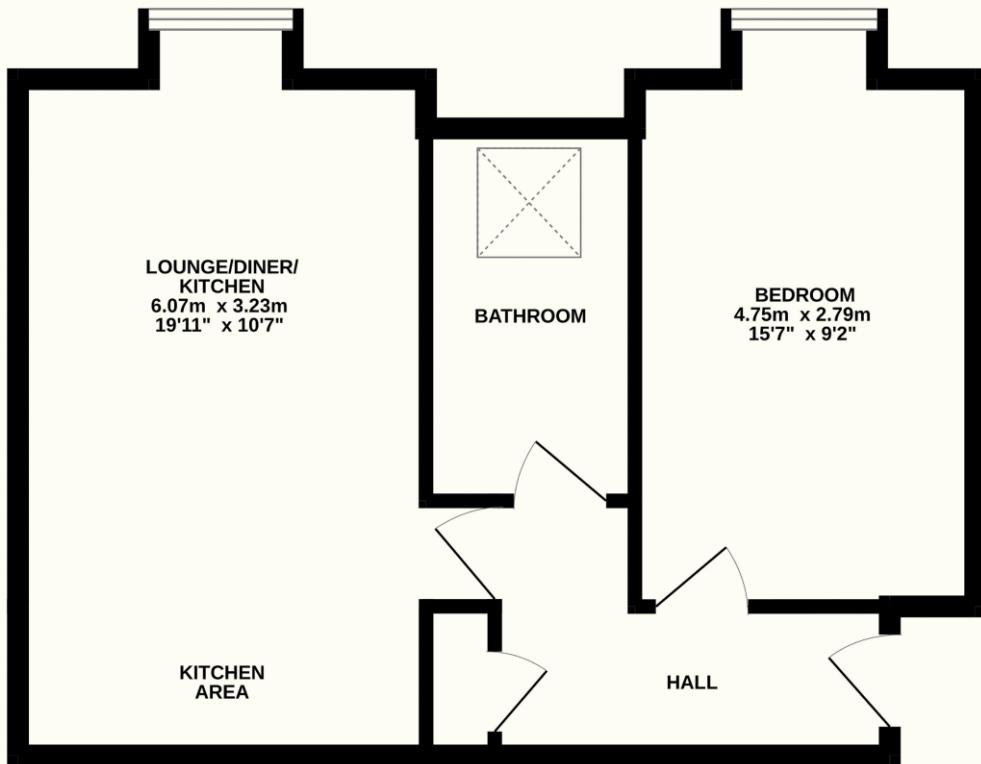
Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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**TOTAL FLOOR AREA : 43.7 sq.m. (470 sq.ft.) approx.**

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: LEASEHOLD**  
**ANNUAL SERVICE CHARGE: £1,246**  
**GROUND RENT: £100**  
**COUNCIL TAX BAND: B**  
**LEASE LENGTH: 103**

## **Details provided by owners and would need to be verified before purchase**

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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