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Peter Oliver



Lealands Drive, Uckfield, TN22 1FH

- ▼ Superb Retirement Flat For Over 60s
- ▼ 2 Bedrooms
- ▼ Large Lounge
- ▼ Modern Kitchen & Wet Room
- ▼ Amazing Views
- ▼ Residents Garden and Parking



### EPC RATING

Current:

Potential:

EPC Awaited

**£140,000**



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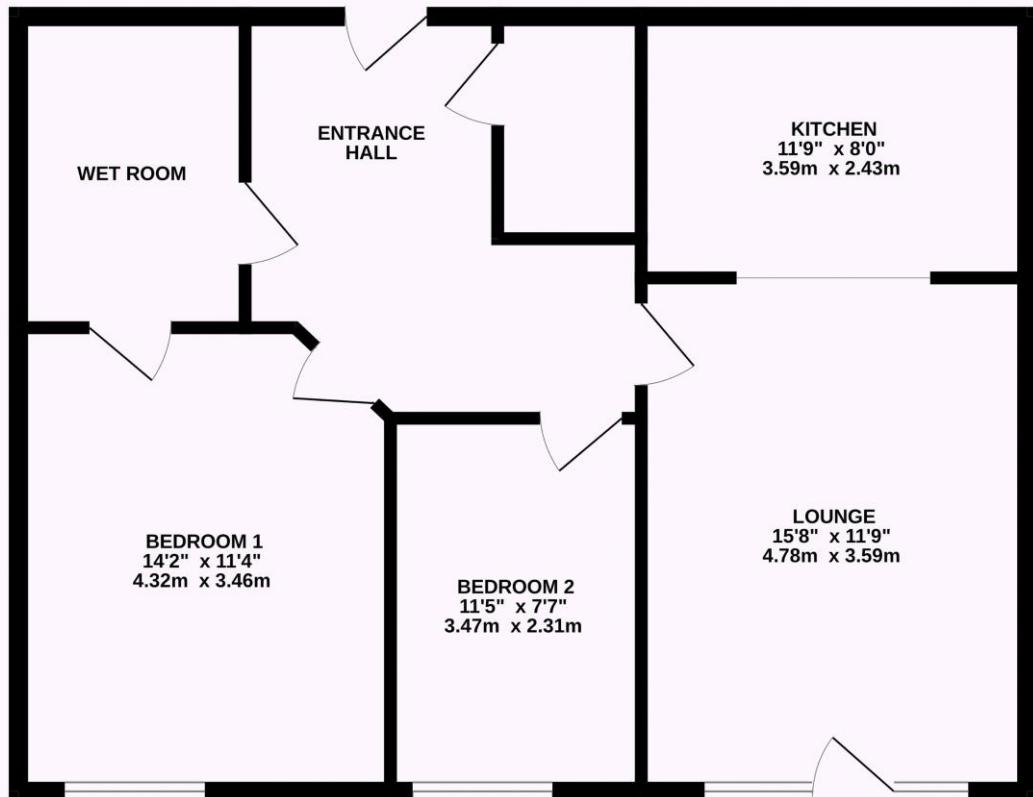
This two-double bedroom retirement property offers spacious accommodation, bright rooms and lovely views from its elevated position. Accommodation comprises of an entrance hallway, generous lounge/diner with Juliet balcony and lots of room for furniture and sofas, a well-featured kitchen with large worktop and ample cupboard space plus shower room with basin and toilet. Residents also benefit from access to attractive communal gardens and a 24-hour on-site care team. In-house facilities are excellent and include a generous communal lounge and communal gardens. They also have an excellent restaurant & cinema room, as well as various events like bingo & films. There is a mobility scooter charging room and hairdressers on site, along with a visitor car park. The property is located just a short walk from Uckfield town centre with its range of amenities including a mainline railway station with regular services to London Bridge. There are also several parks and woodland close by which is a wonderful place for long walks in the warmer weather. A fantastic property for those looking to enjoy their retirement in peace and comfort.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
[Info@peteroliverhomes.co.uk](mailto:Info@peteroliverhomes.co.uk)

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TOTAL FLOOR AREA : 728 sq.ft. (67.7 sq.m.) 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: £8,195.40

GROUND RENT: £0

COUNCIL TAX BAND: C

LEASE LENGTH: 112 YEARS

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

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The information provided about this property does not constitute or form part of an offer or contract, nor may be 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