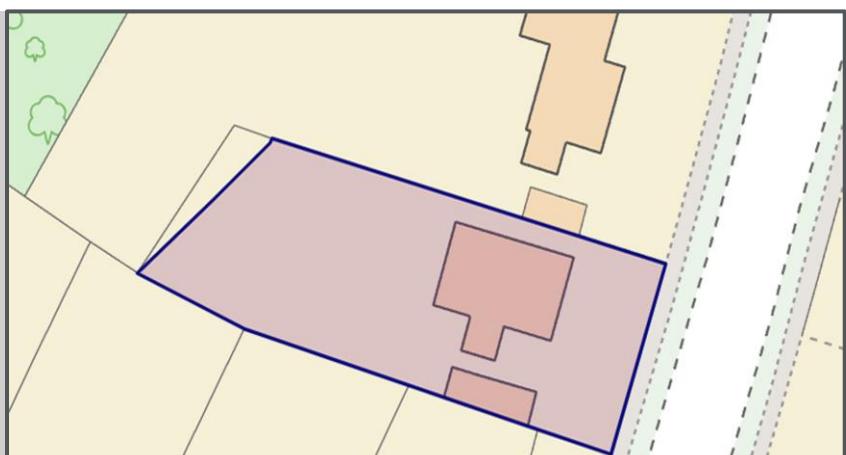




## Rocks Park Road, Uckfield, TN22 2AS

- ▼ Extended Detached House
- ▼ 3 Bedrooms, 4 Reception Rooms
- ▼ Feature Plot/Large Garden
- ▼ Bright & Spacious Accommodation
- ▼ Driveway & Extended Garage
- ▼ Chain Free



Plot approx. 0.15 of an acre  
Plan is just a guide and may not be 100% accurate

### EPC RATING

Current:  
68 | D

Potential:  
84 | B

**£525,000**



## Rocks Park Road, Uckfield, TN22 2AS

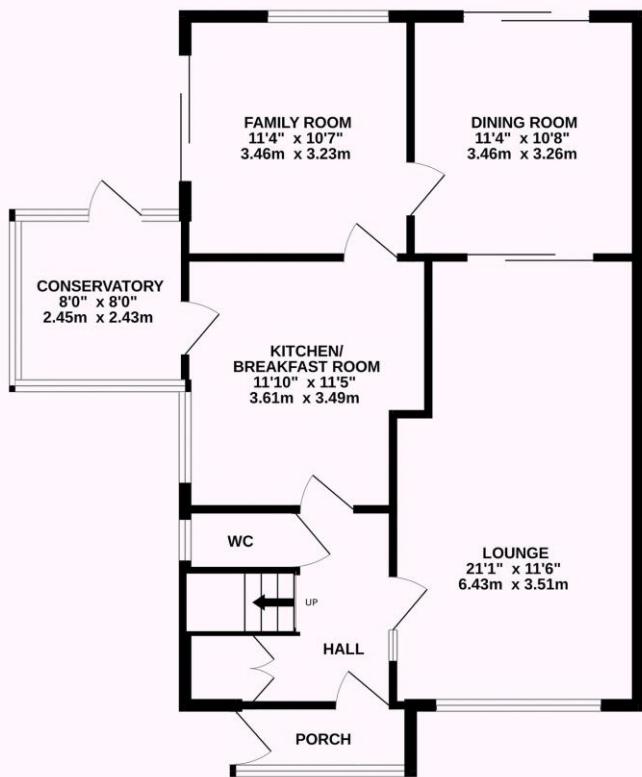
This chain-free three-bedroom detached property is located in the highly desirable "Rocks Park" development and makes a great family home. Providing a driveway for off road parking, it also benefits from a larger than average garden and extended garage. Entering through a covered porch and a useful cupboard provides storage for coats and shoes, along with a downstairs WC. Living space is excellent and comes in the form of a large bright lounge to the front, an extended dining room with sliding doors to the garden along with a separate dual-aspect family room. Additional living area is provided by a conservatory off the kitchen which itself is a nice sized room with plenty of storage and worktop area. Upstairs are three double bedrooms and a family bathroom which are all presented well. The rear garden is a great asset of this home, being a really good size with generous lawn and patio that is ideal for families with children or pets. Finally, the property is just a short walk from the popular "Rocks Park Primary School" as well as the amenities of the High Street including shops, restaurants, and a mainline railway station. This is a wonderful family home with an excellent footprint, in a convenient location.

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

Peter Oliver



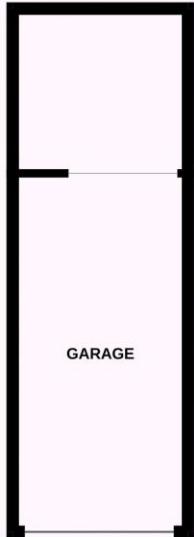
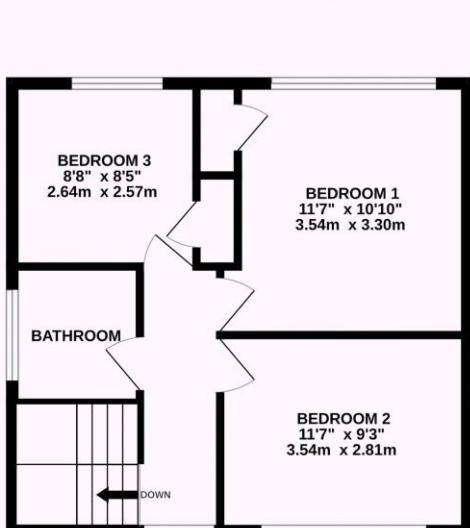




**TOTAL FLOOR AREA : 1435 sq.ft. (133.3 sq.m.) approx.**

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: FREEHOLD**

**COUNCIL TAX BAND: E**

**MAINTENANCE/SERVICE CHARGE: N/A**

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