



## Forge Rise, Uckfield, TN22 5BU

- ▼ Extended Link-Detached
- ▼ 3 Bedrooms, 2 Bathrooms
- ▼ Bright Kitchen/Diner
- ▼ Driveway & Single Garage
- ▼ Tucked Away Position
- ▼ Walking Distance of High St



### EPC RATING

Current:  
67 | D

Potential:  
86 | B

**Guide Price:**  
**£425,000 - £450,000**



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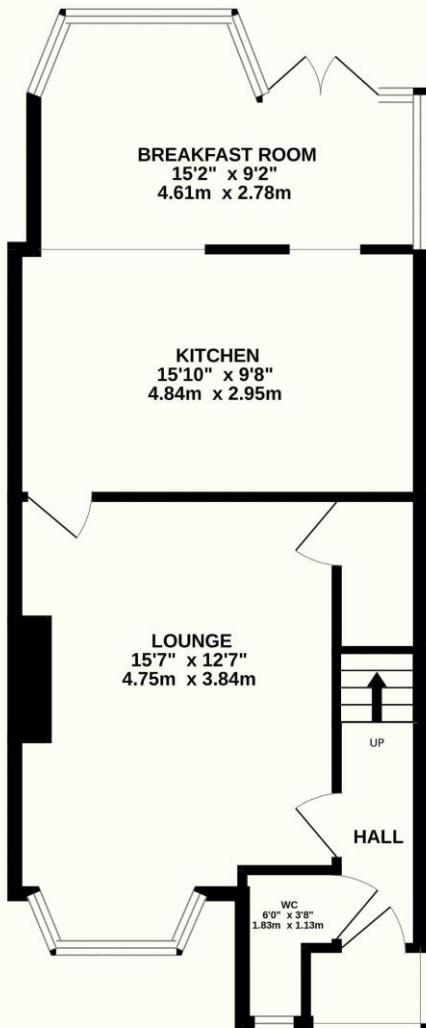
We are delighted to bring to the market this beautiful 3-bedroom link-detached home situated in a very convenient location of Uckfield High Street & Mainline Train Station servicing London. Tucked away in a quiet cul-de-sac this home has a driveway and detached single garage providing off road parking for several cars. As you enter through the front door you walk into a hallway with downstairs WC to side, and a door leads in to the bright and airy sitting room that enjoys an enviable log burner. A door leads into the extended open plan kitchen/diner which offers a wealth of natural light, with space for all appliances and a door leading out to the rear garden. Upstairs you will find two double bedrooms, the master having an en-suite shower room, a further single bedroom and a family bathroom. Outside the sunny landscaped rear garden is immaculately presented, with a sociable patio area leading on to the artificial lawn. With a great selection of well stocked flower beds the garden enjoys a wonderful amount of privacy and seclusion. This property must be viewed to be appreciated!

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

Peter Oliver



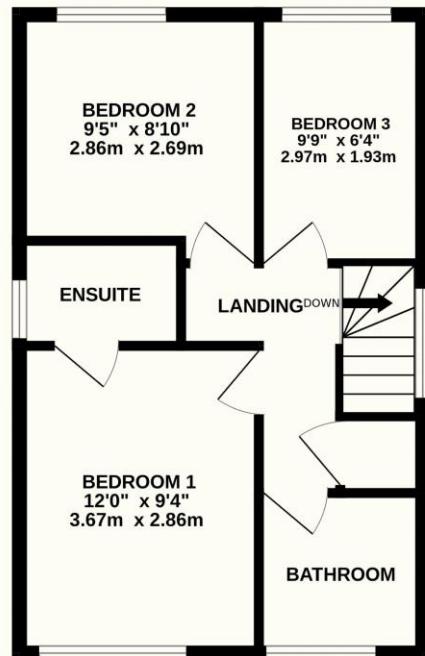




TOTAL FLOOR AREA : 957 sq.ft. (89.0 sq.m.) approx.

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: D

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.