

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Forge Rise, Uckfield, TN22 5BU

- Detached Double Garage And Parking
- Quiet Cul-De-Sac Location With South/West Aspect
- Spacious Kitchen With Integrated Appliances
- Conservatory Dining/Family room with Garden Access
- Main Bedroom With 2 Windows & Wardrobes
- Private Rear Garden with Summerhouse



EPC RATING

Current:
73 C

Potential:
88 B

£425,000



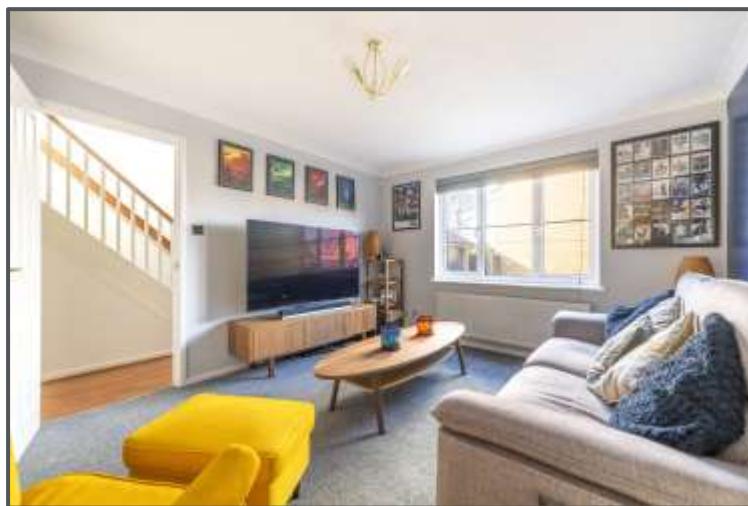
Forge Rise, Uckfield, TN22 5BU

A contemporary semi-detached home situated in a highly desirable, secluded location at the very end of a quiet cul-de-sac, offering an excellent south and west-facing aspect. You are welcomed into an entrance hall with stairs leading to the first floor and a door opening into the sitting room. The sitting room features a front-facing aspect and connects via an opening to a spacious kitchen at the rear of the house. The kitchen is equipped with a comprehensive range of base and eye-level units, complemented by granite-effect work surfaces, an inset sink, hob, concealed extractor, eye-level oven/grill, retractable larder unit, and plumbing for a dishwasher and washing machine. Double-glazed sliding doors lead from the kitchen to a UPVC double-glazed conservatory, which serves as a dining and family room under a pitched glazed roof with fitted blinds. Double doors from the conservatory open onto the gardens. Upstairs, there are three bedrooms. The main bedroom enjoys two windows to the front and features built-in mirror-fronted wardrobes along one wall. The second bedroom is a double with a lovely sunny rear aspect facing south, while the third bedroom is currently used as a study. The bedrooms are served by a re-fitted bathroom room with shower over the bath. Externally, the front of the property boasts a detached double garage with electric roller doors, power and lighting, also connected to water and drainage ideal for appliances such as a washing machine and tumble dryer. A driveway to front provides off-road parking for several vehicles. Side access leads to an extensive paved terrace that extends to a secluded rear garden facing south and west. The garden is enclosed by hedgerow and fencing, mainly laid to lawn, and features a collection of mature shrubs, established herbaceous borders, and a summerhouse that is connected with power. Along with the summerhouse there are also 2 garden sheds. One of which adjoins the garage and also benefits from being connected with power.

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GROUND FLOOR
53.8 sq.m. (579 sq.ft.) approx.

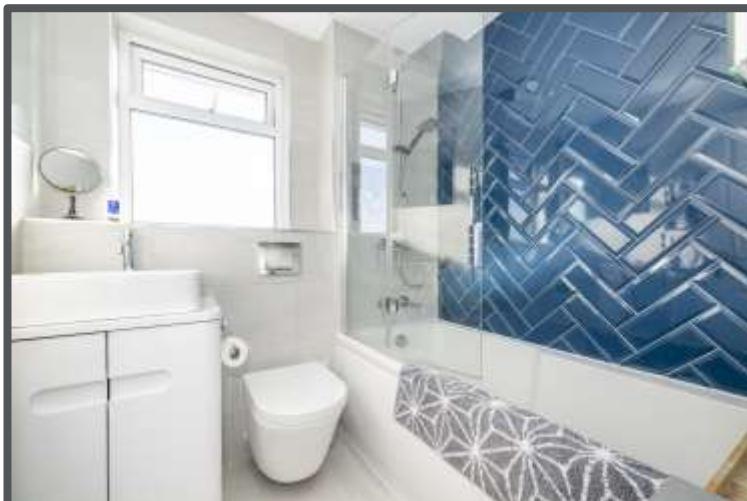
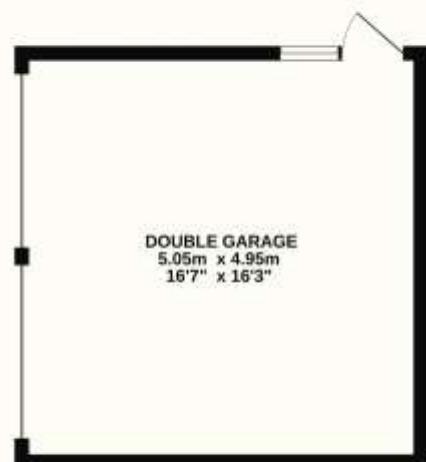
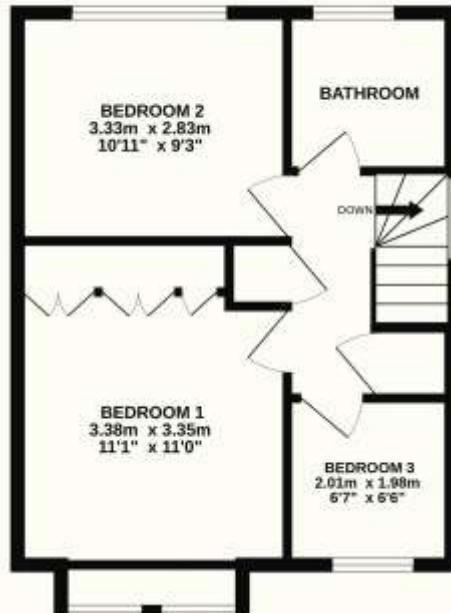


TOTAL FLOOR AREA: 117.1 sq.m. (1260 sq.ft.) approx.

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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1ST FLOOR
38.2 sq.m. (411 sq.ft.) approx.



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.