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Peter Oliver



Hurstwood Court, Linum Lane, Uckfield, TN22 3FH

- ▼ No Onward Chain
- ▼ 1st Floor Lift Access
- ▼ Bright & Airy
- ▼ Two Double Bedrooms
- ▼ Parking
- ▼ Communal Gardens



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

71	C	84	B
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**OIEO £230,000**





## Hurstwood Court, Linum Lane, Uckfield, TN22 3FH

This bright and airy first-floor retirement apartment offers comfortable and convenient living in a peaceful setting. The welcoming entrance hallway leads to an open-plan lounge/kitchen/diner, creating a generous living space perfect for relaxing or entertaining. The property features two double bedrooms, with the larger benefiting from an en-suite shower room. There's also a separate WC for added convenience, along with a useful utility room. Residents enjoy access to beautifully maintained communal gardens and an allocated parking space, with additional visitor parking available. Each apartment also has the added benefit of optional access to the adjoining care home facilities, where tailored care packages and meal services can be arranged if required. With no onward chain, this is a wonderful opportunity to secure a comfortable home in a supportive community.

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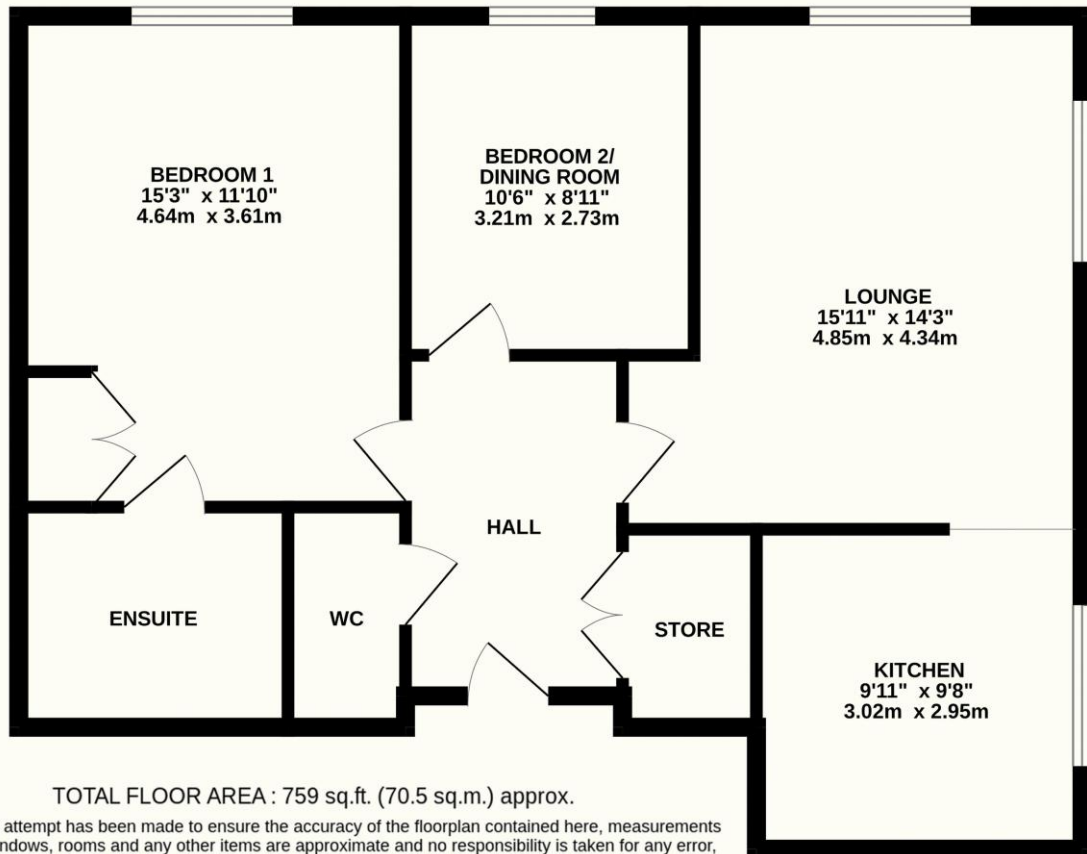
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TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.

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: 190pcm**  
**Ground Rent: 375pa**  
**Council Tax Band: D**  
**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 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 necessarily in working order or fit for the purpose.