

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Forge Rise, Uckfield, TN22 5BU

- ▼ Detached Family Home
- ▼ 4 Bedrooms, Bathroom, W/C
- ▼ Kitchen, 2 Receptions, Log Burner
- ▼ Air Source Heat Pump
- ▼ 14 Solar Panels With Battery
- ▼ Driveway, Tandem Garage



EPC RATING

Current: **I** Potential:
EPC Awaited

£500,000



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Offered to the market for the first time in almost 40 years, this wonderful four-bedroom detached family home occupies a highly convenient position just a stone's throw from Uckfield High Street and its mainline railway station with direct services to London. Also within easy walking distance are schools for all ages, Victoria Recreation Ground and a range of additional public transport links. Beautifully presented throughout, the property has been thoughtfully improved by the current owners with energy efficiency firmly in mind. Recent upgrades include an air source heat pump, 14 solar panels with a 10kW battery and a hybrid solar inverter, ensuring exceptionally low running costs. The accommodation begins with a welcoming central hallway with a ground floor WC to the side. This leads through to a modern, double-aspect kitchen featuring underfloor heating and a serving hatch opening into the separate dining room. The generous lounge provides a fantastic space for family living and entertaining, made especially cosy in the winter months by the newly installed 5kW log burner. Doors from the lounge open into the conservatory, which enjoys pleasant views over the landscaped rear garden. Throughout the ground floor there is a tasteful mix of oak flooring and ceramic tiles, creating a strong sense of quality and continuity. To the first floor, the landing leads to four well-proportioned bedrooms, all served by a modern family bathroom. The principal bedroom further benefits from large built-in wardrobes and a vanity unit. Outside, the enclosed walled gardens are beautifully landscaped and offer a high degree of privacy, with a mix of fruit trees, mature shrubs, lawn and patio areas, along with a garden shed and greenhouse. The property is completed by a driveway providing parking for two to three vehicles, leading to a tandem garage with electric roller door. The garage is well equipped with ample power sockets, making it ideal for workshop use and additional storage.

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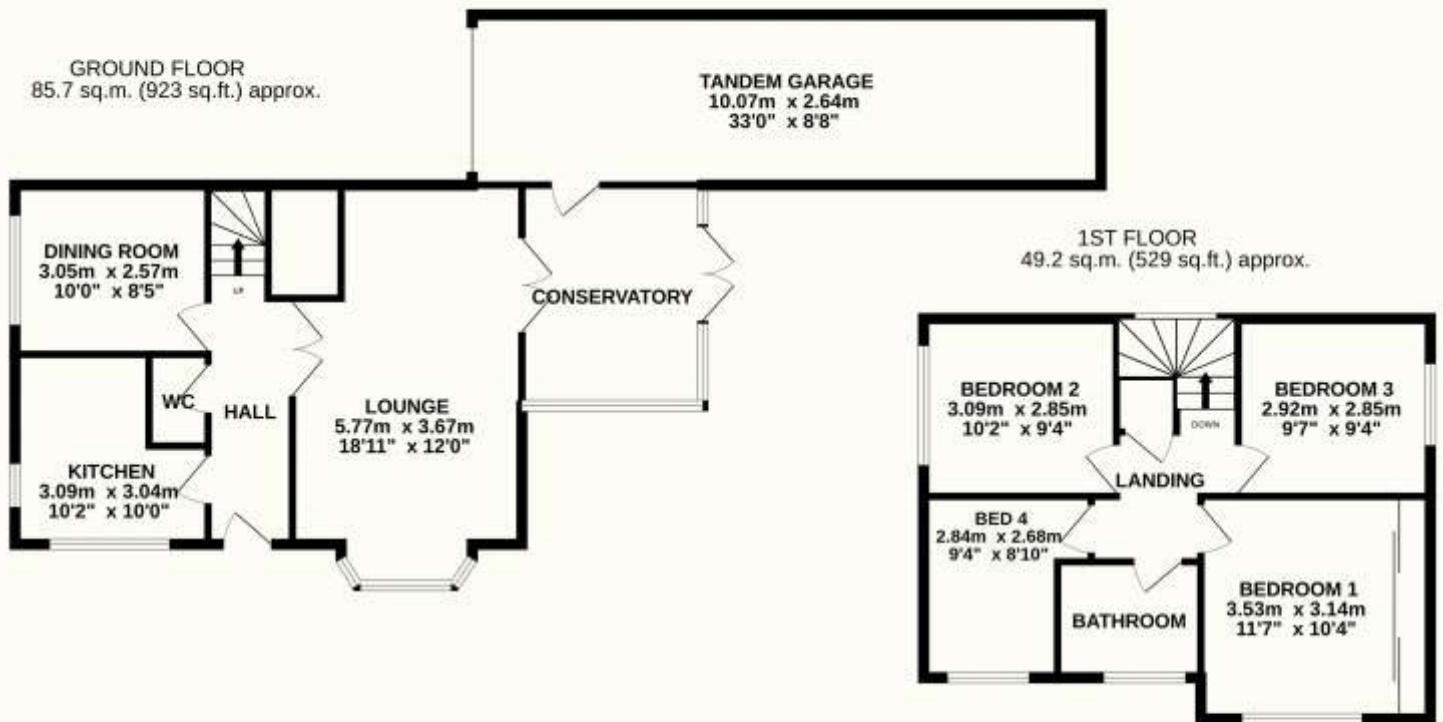
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The Property
Ombudsman

The Property
Ombudsman
LETTINGS





TOTAL FLOOR AREA : 134.9 sq.m. (1452 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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TENURE: FREEHOLD

COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: N/A

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