



44 Framfield Road, Uckfield

TN22 5AH

£925pcm
**MANSELL
McTAGGART**
— Trusted since 1947 —

44 Framfield Road

Uckfield

One bedroom ground floor flat with a new kitchen, new shower room and new carpets and a parking space at the front.

This compact apartment has been recently renovated and benefits from, in brief: a parking space to the front, a bay fronted living room, a modern open plan kitchen with a range of matching units to eye and base level, electric oven, space for an under-counter fridge, space for a washing machine and a stainless steel sink with drainer.

A re-fitted shower room with a walk-in shower, low level WC, wash basin with vanity unit and wall mounted mirror and a bedroom with built-in shelving.

Council tax band : A

EPC: D

- 1 bedroom ground floor flat
- Parking space
- Modern shower room
- New carpets
- Short walk to the town centre
- Available October
- Unfurnished





44 Framfield Road

Uckfield

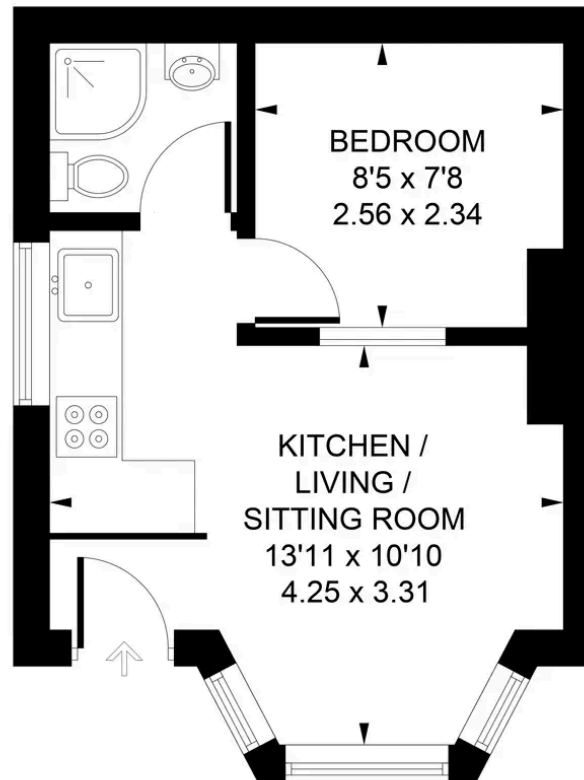
Framfield Road is centrally situated within a short walking distance of Uckfield town centre which offers comprehensive range of shopping and leisure facilities including numerous bars, restaurants, a public library, cinema, supermarkets and numerous shops and boutiques. Uckfield railway station is also within walking distance offering rail services to London in just over an hour. The nearby A272 offers swift vehicular access to Haywards Heath, which also offers fast and regular commuter train to London (Victoria/ London Bridge both approx. 47 minute). Additionally, there is good access to the motorway network A/M23 (approximately 18/19 miles). The area is renowned for its quality schooling in both the private and state sectors, nearby public schools include Tonbridge and Sevenoaks, Holmwood house preparatory school at Langton Green, Beechwood, The Mead and St Leonards girls' school at Mayfield. The breathtaking Ashdown Forest is within close proximity, the inspiration behind A.A Milne's Winnie the Pooh books, offering vast scenic walks and exceptional riding with its 6,000 acres of rolling countryside and woodland. Council tax band : A, EPC: D

Electric heating



Framfield Road, Uckfield, East Sussex, TN22

Approximate Gross Internal Area = 22.6 sq m / 243 sq ft



GROUND FLOOR

Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromapltd.co.uk (ID1095862)

Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street - TN22 1RD

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.