



**3 Princes Close, TN22 2BS**

Uckfield

Guide Price **£450,000 – £475,000**

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## 3 Princes Close

Uckfield

£475,000 to £500,000. A pleasantly positioned three bedroom two bathroom link-detached modern family home, occupying a south facing rear garden with a driveway and attached single garage. Situated in a peaceful cul de sac close to the neighbouring nature reserve.

This stunning home forms part of the much sought after West Park Estate, found towards the end of a small cul de sac which adjoins the fabulous nature reserve. The property is deceptively spacious and is arranged over two storeys, the ground floor in particular, has a 15'8 x 15'4 sitting room with multi-pane glass double doors continuing through to a dining room. The property has been let over the years and currently provides a rental income, it is understood the property could achieve £1,500 per calendar month.

The property is entered via an entrance porch which continues through to a central hallway with a cloakroom found nearby. There is a modern kitchen/breakfast room, fitted with a matching range of units with a built-in gas hob and oven beneath. The sitting is a very generous size and has a set of French doors opening to the garden. To one side entered via double doors is a dining room which has a personal door giving access to the garage. The garage could provide further living accommodation subject to consent.







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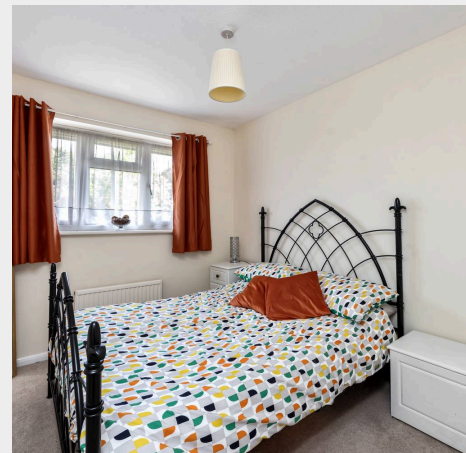
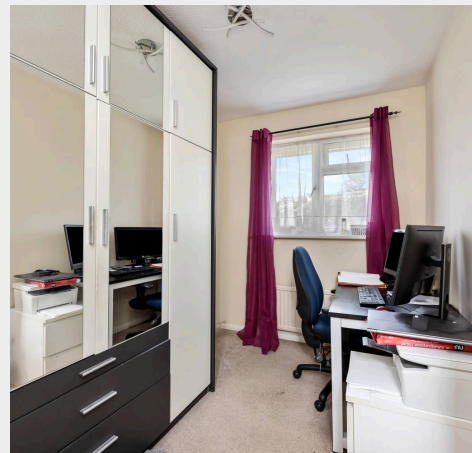
The first floor provides a landing, a principal bedroom with en-suite shower room, two further bedrooms and a family bathroom comprising a white suite and enclosed bath.

Outside, the front of the property is approached via the driveway which in turn leads to the attached garage. The rear garden is predominantly laid to lawn and flanked by mature shrubs and hedging.

Council Tax band: D

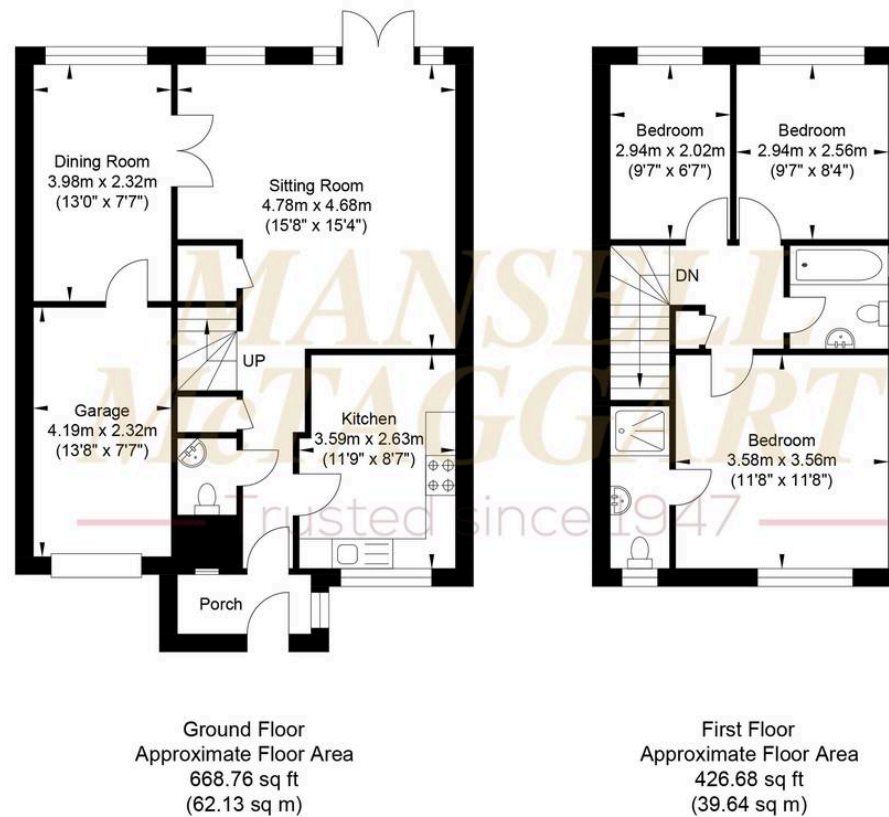
Tenure: Freehold

- CHAIN FREE
- A pleasantly positioned three bedroom modern family home
- Occupying a south facing rear garden
- Situated towards the end of a small cul de sac which adjoins the fabulous nature reserve
- Driveway and single garage
- Deceptively spacious living accommodation
- Sitting room | Dining room
- Kitchen/Breakfast room
- Principal bedroom with en-suite
- Walking distance to the town centre





## Princes Close



## Mansell McTaggart Uckfield

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