



13 Framfield Road, Buxted. TN22 4LE
Uckfield

Guide Price **£550,000 – £575,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

13 Framfield Road

Buxted, Uckfield

A highly characterful and deceptively spacious 3/4 bedroom Victorian villa occupying a generous plot and enviably positioned in the heart of this highly sought-after village just a 'stone's throw' from the mainline station, village shop, 2 public inn's and other village amenities. Boasting approx.. 1,800 sq ft of accommodation.

Having been extensively extended and improved this delightful character home boasts a wealth of period features and benefits from, in brief, on the ground floor; an entrance hall, an impressive bay fronted 22' living room with an open fireplace, a kitchen breakfast room with a range of matching units to eye and base level and access to the utility room which in turn offers access to the downstairs WC and study/bedroom 4. Also accessed from the kitchen is the spacious dining room and conservatory which has double doors opening onto the rear garden.

From the entrance hall a staircase rises to the first floor, offering; 3 generous double bedrooms all with built-in wardrobes and a five piece family bathroom with a bath, separate shower cubicle and bidet.

- 3/4 bedrooms
- Victorian villa
- Approximately 1,800 sq ft
- Large rear garden
- Heart of the village
- Wealth of period features
- Parking and garage
- Short walk to mainline station and village amenities





13 Framfield Road

Buxted, Uckfield

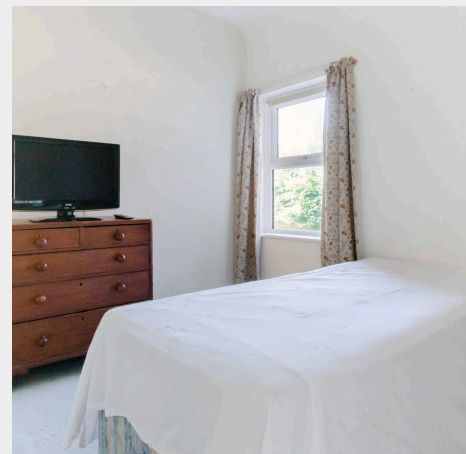
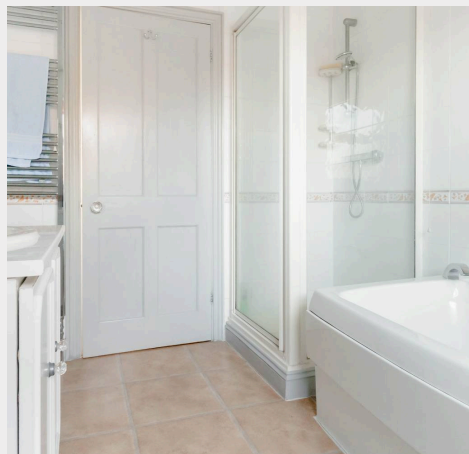
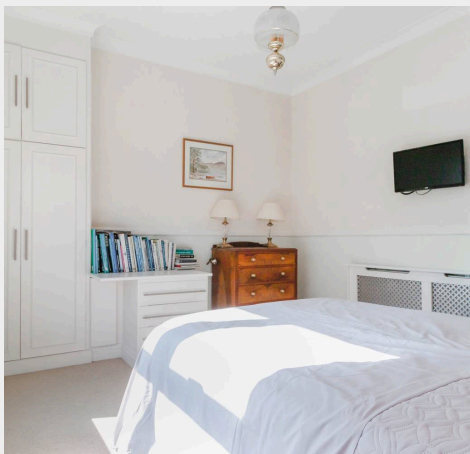
Outside the large rear garden is a particular feature, mainly laid to level lawn and enjoying a good degree of seclusion the garden extends beyond and behind the neighbouring properties. The front of the property is approached via a private driveway providing tandem parking for several vehicles leading to a covered car port and detached garage beyond.

Framfield Road is within the heart of the village centre which offers excellent local primary schools, a doctors surgery, a church, local inns, a village store and a railway station offering services to London (London Bridge approx 67 mins). Uckfield town centre is approximately 2.5 miles distant and offers a more comprehensive range of shops and public facilities including a leisure centre and sixth form college and a railway station with lines to London. Haywards Heath with a faster direct train service to London (Victoria) and London Bridge 47 mins can be accessed via the A272 and is approximately 13 miles distant. The county town of Lewes and Tunbridge Wells are also within driving distance. The south coast resorts of Brighton City centre and Eastbourne are 18 and 19 miles away respectively and the stunning Ashdown Forest with its walks and bridle paths are within a short driving distance.

Council Tax band: E

Mains gas and mains drainage

EPC rating: C



Framfield Road, Buxted



Approximate Gross Internal Area (Excluding Garage) = 167.20 sq m / 1799.72 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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.