



## 44 Framfield Road, Uckfield

Share of freehold

Guide Price £125,000 – £150,000

**MANSELL  
McTAGGART**  
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# 44 Framfield Road

Uckfield, Uckfield

An excellent first time home or buy to let opportunity, a one bedroom maisonette with a new kitchen, new shower room and new carpets as well as owning the freehold of the building and a parking space at the front.

This compact apartment has been recently renovated by the current owners and benefits from, in brief: a parking space to the front, a bay fronted living room, a modern kitchen with a range of matching units to eye and base level, electric oven, space for an under-counter fridge 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.

- 1 bedroom flat
- Parking space
- Victorian building
- Modern bathroom
- New carpets
- Short walk to the town centre
- Excellent yield potential
- Share of the freehold







## 44 Framfield Road

Uckfield, 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

The property owns a share of the freehold for the building.

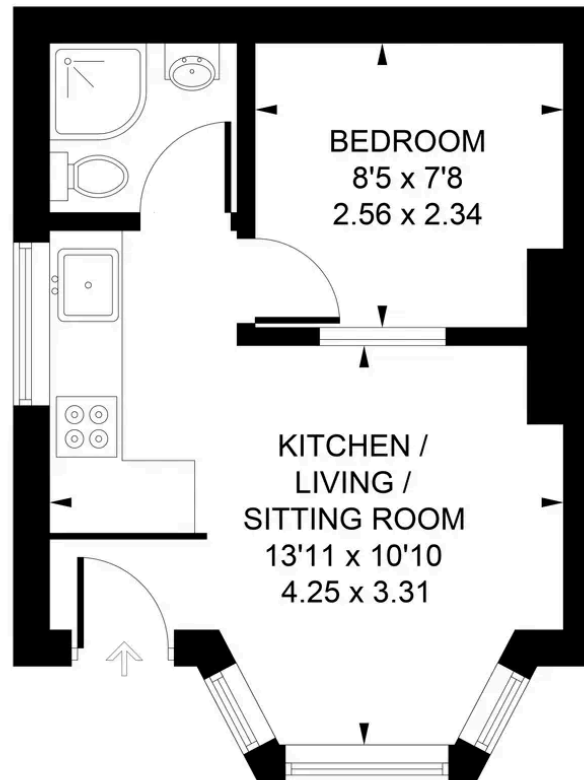
Electric heating

No formal service charges or ground rent



## 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](http://www.enviromapltd.co.uk) (ID1095862)

## Mansell McTaggart Uckfield

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