



Flat 11, Lawrence House, Hempstead Road, Uckfield, TN22 1DY

£245,000
**MANSELL
McTAGGART**
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Flat 11

Lawrence House Hempstead Road, Uckfield

A rarely available two double bedroom first floor flat surrounded by pleasant communal gardens with a single garage en-bloc. Situated in a highly desirable and peaceful position yet within a short stroll of the high street/town centre and mainline railway station.

This impressive home forms part of a well-managed purpose built block found in the one of the area's most sought after locations enjoying a great deal of peace and seclusion and a pleasant outlook to the rear across the communal gardens.

The property is entered via a communal entrance which serves only four flats, a personal door opens to a generous sitting/dining room with a useful built-in cupboard. The kitchen is found off the sitting room and is fitted with a range of matching units. There is an inner hallway with airing cupboard housing the immersion tank, two double bedrooms with the principal bedroom being very spacious, both rooms have a built-in wardrobe. The family bathroom has been refitted with a modern suite.

Outside, the front of the property is approached via a central path with lawns either side flanked by shrub beds. A driveway leads to rear of the property and in turn meets the garage found en-bloc, there is a hardstanding for visitors parking only and further communal grounds which adjoin the rear of the building.





Flat 11

Lawrence House Hempstead Road,
Uckfield

- A seldom found two double bedroom flat surrounded by communal gardens and situated in a central yet peaceful position
- Single garage found en-bloc
- Sitting/dining room
- Separate kitchen
- Re-fitted bathroom
- Built-in wardrobes in both bedrooms
- Walking distance of the high street and town centre

EPC rating E

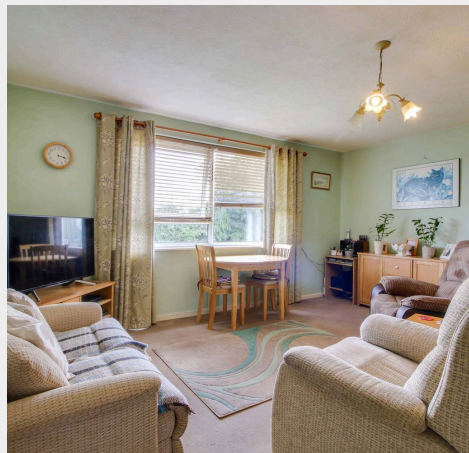
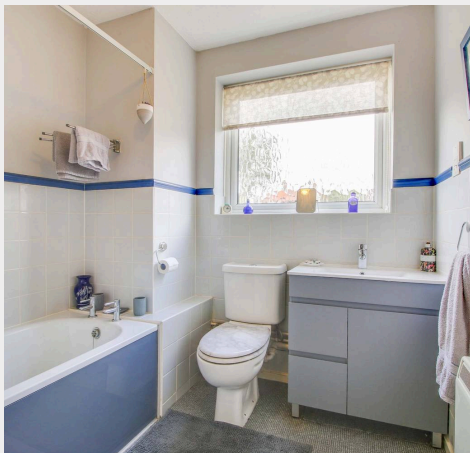
Council tax band B

Services: Heating – Electric & Mains drainage

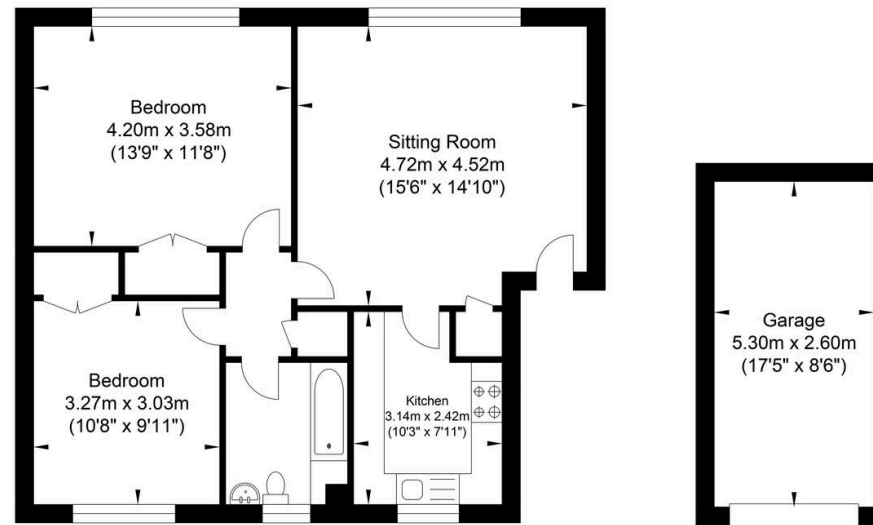
Maintenance charge: £300 per quarter

Leasehold: 942 years remaining on the lease

The property is ideally positioned off Hempstead Road within close proximity of Uckfield Town Centre which offers a comprehensive range of shopping and leisure facilities including numerous bars/restaurants, a public cinema and library, supermarkets as well as a railway station providing services to London in just over an hour (London Bridge 67 minutes). The area is well served with a wide selection of schooling for all age groups including a nearby sixth form community college and primary school.



Uckfield East Sussex



Ground Floor
Approximate Floor Area
758.31 sq ft
(70.45 sq m)

Garage
Approximate Floor Area
148.54 sq ft
(13.80 sq m)

Approximate Gross Internal Area (Excluding Garage) = 70.45 sq m / 758.31 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

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