



Holly Lodge Station Road, Buxted
Uckfield

Guide Price **£400,000 – £425,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

Holly Lodge Station Road

Buxted, Uckfield

£400,000 to £425,000. A seldom found and deceptively spacious two double bedroom detached bungalow occupying a pleasant plot, situated in a discreet traffic free position with a driveway and detached single garage.

Holly Lodge lies well behind its plot of 0.13 of an acre, found off a no through road, adjoining countryside to the rear and is yet within walking distance of the village amenities. The property is unique, modern and set behind a large front garden with a backdrop of trees to the rear and no passing traffic enjoying complete seclusion.

The property is entered via an entrance porch which continues through to a spacious hallway with a modern refitted shower room found at the end. There is generous size double aspect sitting room which flows through to a kitchen. The kitchen has been fitted with a matching range of units and there is a large store/utility room to one side and a personal door that provides access to the rear garden. Continuing off the hallway are two double bedroom. The loft is fully boarded and there are double glazed windows throughout.

Council Tax band: E

Tenure: Freehold



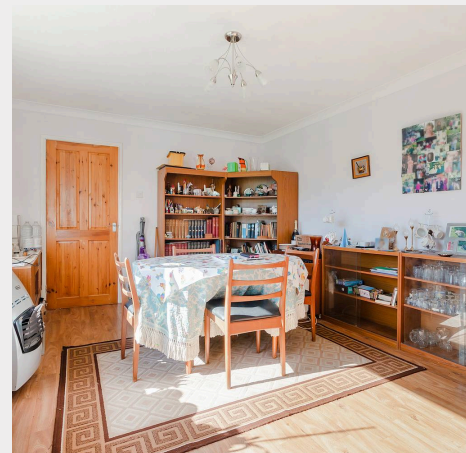
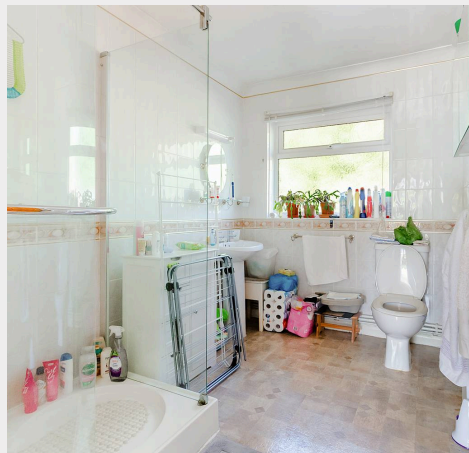
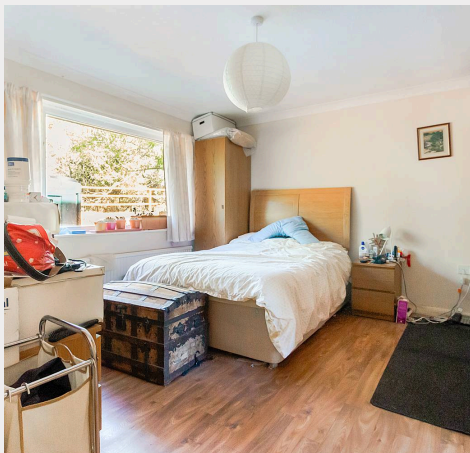


Holly Lodge Station Road

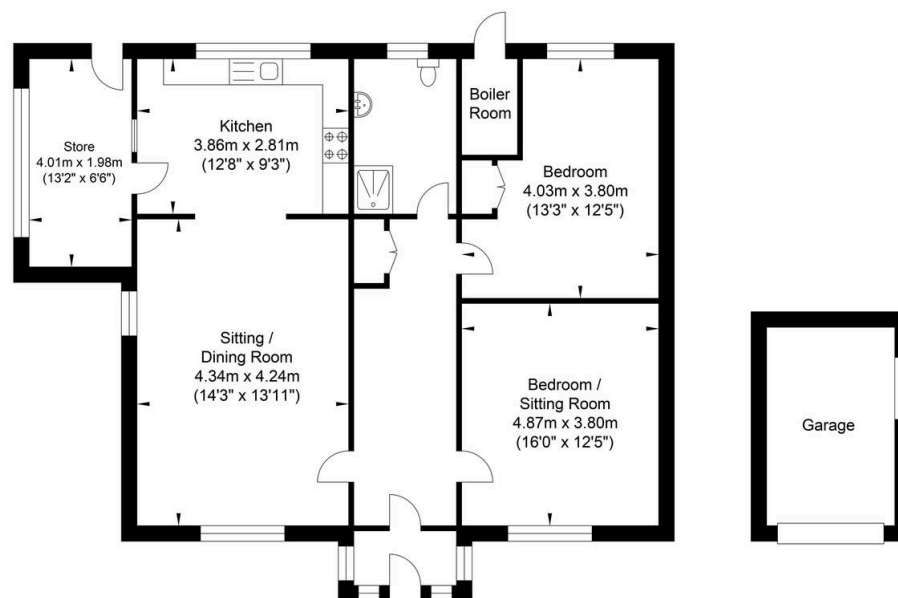
Buxted, Uckfield

Outside, the front of the property is approached via a driveway which in turn leads to the single garage. There is a five bar gate which provides access for further vehicles to park and a central pathway with level lawns either side that lead to the entrance porch. The rear garden is laid to low maintenance with decking and paving.

- A seldom found and deceptively spacious two double bedroom detached modern bungalow
- Occupying a pleasant plot of 0.13 of an acre in discreet traffic free position
- Driveway and detached single garage
- Impressive sitting room and semi open plan kitchen with large store room
- Walking distance of the village amenities and mainline railway station



Holly Lodge



Ground Floor
Approximate Floor Area
1088.98 sq ft
(101.17 sq m)

Garage
Approximate Floor Area
101.82 sq ft
(9.46 sq m)

Approximate Gross Internal Area (Excluding Garage) = 101.17 sq m / 1088.98 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.