



26 Selby Road, Uckfield
Uckfield

Guide Price **£425,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

26 Selby Road

Uckfield

An extended and beautifully presented 3/4 bedroom end of terrace family home boasting an impressive approx.. 200ft garden, large driveway and massive 45 ft x 19 ft outbuilding just a 'stone's throw' from the town centre and mainline station.

This delightful home offers light and spacious accommodation as well as the particularly unique feature of a 45 ft x19 ft office/workshop/bar/gym/play room/storage space or potential annex with light, power, water and waste water potential at the bottom of the garden.

The house itself benefits from, in brief, on the ground floor; an entrance hall, an extended kitchen diner with a range of matching units to eye and base level and double doors opening onto the outside seating terrace, a generous living room and a modern family bathroom with a shower above the bath.

From the entrance hall a staircase rises to the first floor, offering; versatile accommodation with 3 generous bedrooms and a study/dressing room/ 4th bedroom.

Outside the rear garden is a particular feature extending to approximately 200 feet, mainly laid to level lawn interspersed with flower and vegetable beds, a seating terrace immediately adjoins the rear of the property and a resin path provides access to the outbuilding at the rear of the garden.

- 3/4 bedrooms
- Approximately 200 ft garden
- Extended kitchen diner
- Beautifully presented
- Large driveway





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The 45 ft x 19 ft outbuilding has a range of potential uses, currently an office and manufacturing space it could be converted into a large annex, used for storage, an impressive entertaining area, a gym or many other uses. Power, light and internet are connected and pipes have been run for water and waste water. The front of the property is approached via a large driveway providing off road parking for a number of vehicles.

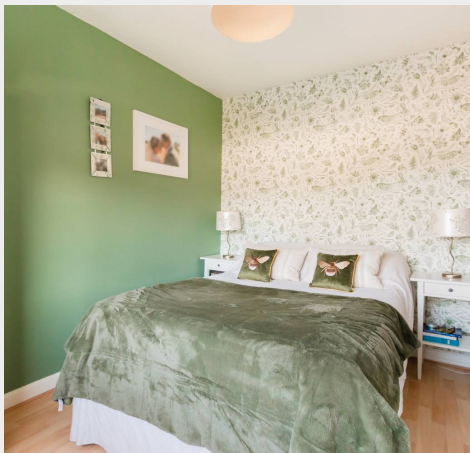
Selby Road is centrally situated within a short walking distance of Uckfield town centre which offers comprehensive range of shopping and leisure facilities including numerous bars, restaurants, a public library, cinema, supermarkets and numerous shops and boutiques. Uckfield railway station is also 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).

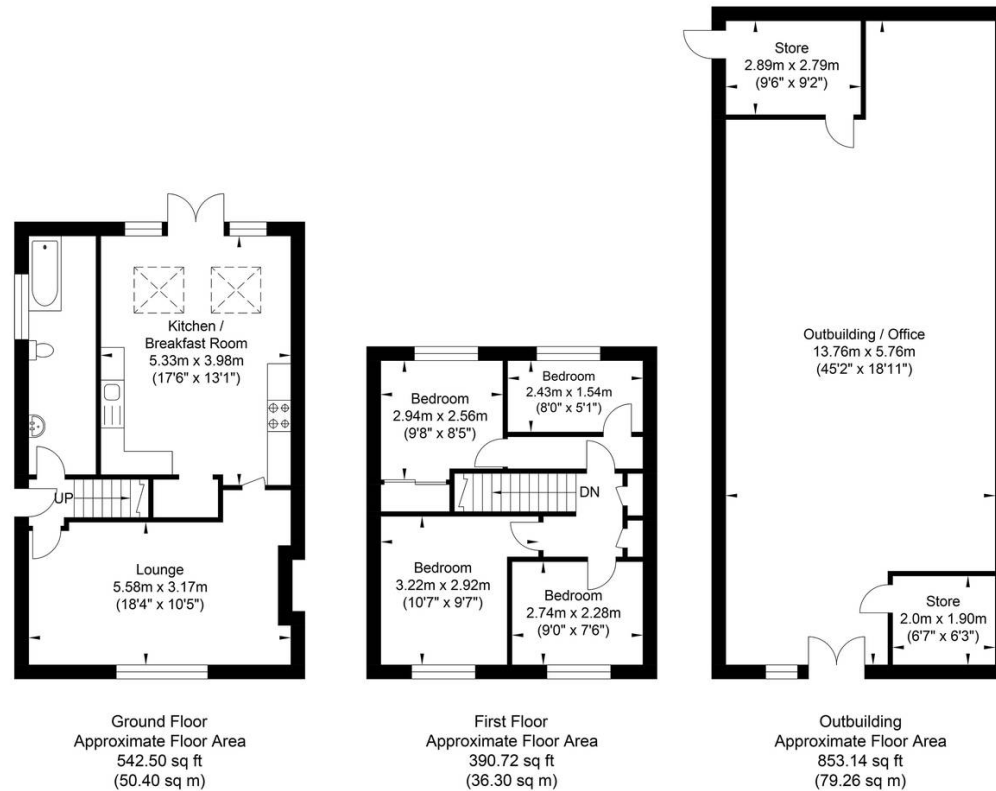
The area is renowned for its quality schooling in both the private and state sectors.

The breath-taking 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: C



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Approximate Gross Internal Area (Excluding Outbuilding)= 86.70 sq m / 933.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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