



24 Manor End, Uckfield

Uckfield

Guide Price **£425,000 – £450,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

24 Manor End

Uckfield, Uckfield

A deceptively spacious 3/4 bedroom semi-detached family home occupying a pleasant plot of 0.15 of an acre with a driveway and integral garage. Situated in a cul de sac and within walking distance of the town centre.

The property is entered via an entrance hall, there is a generous size sitting room with wood burning stove, a kitchen/dining room which continue through to a sunroom enjoying a pleasant aspect of the garden. The inner hall and passageway are interconnected and provide access to the garage, the utility/cloakroom, and the bedroom/study. There is separate access to the front and rear via the passageway and inner hall.

Council Tax band: C

Tenure: Freehold

- A deceptively spacious 3/4 bedroom semi-detached family home occupying a stunning secluded plot of 0.15 of an acre
- Extremely versatile accommodation with disabled access, a ground floor bedroom and a large utility/cloakroom formerly a bathroom
- Generous sitting room with woodburning stove
- Kitchen/dining room | Sun Room
- Driveway and integral garage
- Garden with hard standing for a greenhouse and chicken coop
- Fruit and Vegetable garden





24 Manor End

Uckfield, Uckfield

This impressive home is extremely versatile, having disabled access and been subject to a ground floor extension which provides a bedroom and a cloakroom/utility room which was formerly a bathroom. The garden is a particular feature of the home, enjoying complete seclusion with a backdrop of mature trees. There is also tremendous scope for a second storey extension to one side.

Outside, the front of the property is approached via driveway which in turn leads to the garage. The rear garden is arranged in several sections, there is a seating terrace adjoining the rear of the property, hard standing for a green house, a chicken coop and run. The remainder of the garden is laid to lawn falling away to mature trees and a fruit and vegetable garden.



Manor End



Ground Floor
 Approximate Floor Area
 761.33 sq ft
 (70.73 sq m)

First Floor
 Approximate Floor Area
 483.94 sq ft
 (44.96 sq m)

Approximate Gross Internal Area = 115.69 sq m / 1245.27 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.