



26 Browns Lane, Uckfield, East Sussex, TN22 1RY

£337,500

**MANSELL  
McTAGGART**  
Trusted since 1947

# 26 Browns Lane

Uckfield

A three bedroom end of terrace family home occupying a generous corner with a garage found en-bloc and conveniently positioned a 'stone's throw' from the local parade of shops, schooling for all ages, leisure centre and a short walk to the town centre.

Boasting a generous south westerly garden and garage en-bloc this delightful family home is offered with no onward chain and benefits from, in brief, on the ground floor; an entrance hall, a bay fronted living room with a gas fireplace and large understairs cupboard, a dining area with a door opening onto the outside seating terrace and a recently fitted kitchen with a range of matching units to eye and base level.

Council Tax band: C

Tenure: Freehold

- CHAIN FREE
- Three Bedroom House
- Recently fitted Kitchen
- Double Glazing
- Good Size south westerly Rear Garden
- Garage en-bloc
- Close to town centre
- Walking distance from schooling for all ages
- 'Stone's throw' from local parade of shops
- Countryside walks nearby





## 26 Browns Lane

Uckfield

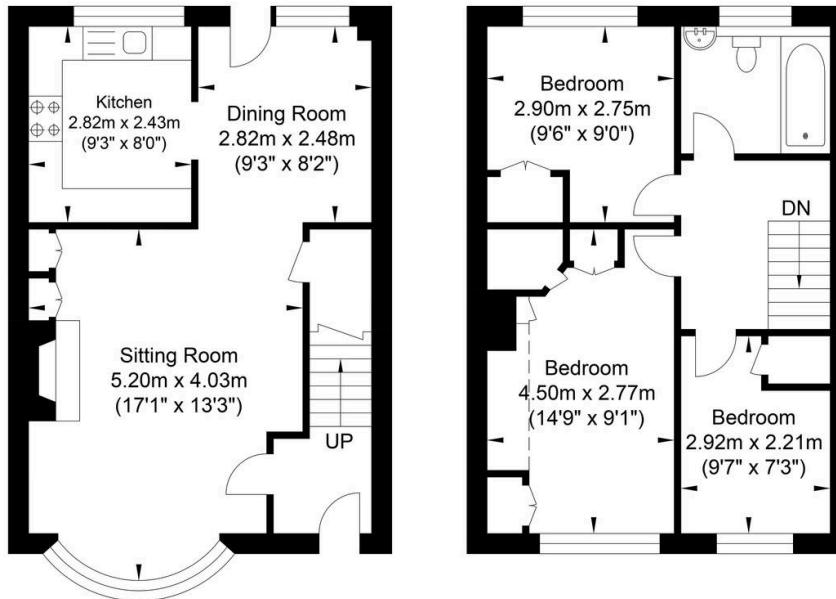
From the entrance hall a staircase rises to the first floor, offering; a principle bedroom with a range of fitted wardrobes, a second double bedroom with fitted wardrobes, a beautifully fitted bathroom with a shower above the bath and a generous single bedroom with a built-in cupboard.

Outside the rear garden is a particular feature boasting a south westerly aspect with a seating terrace immediately adjoining the rear of the property, a side gate provides access front to rear and a rear gate allow pedestrian access to the service road where the garage is located en-bloc.

The front of the property is approached via a path through the front garden leading to a covered entrance.

Browns Lane is conveniently positioned 0.50 miles from the High Street yet within a short stroll of the picturesque Buxted Park offering fine scenic walks. A small parade of shops is also nearby including a Tesco Express whilst both primary and secondary schools together with a popular leisure centre are also within striking distance. Uckfield town centre is within walking distance and offers a comprehensive range of shopping and leisure facilities are also close by.

## Browns Lane, Uckfield



Ground Floor  
Approximate Floor Area  
420.86 sq ft  
(39.10 sq m)

First Floor  
Approximate Floor Area  
407.95 sq ft  
(37.90 sq m)

Approximate Gross Internal Area = 77.0 sq m / 828.82 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](http://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.