



16 Rocks Park Road, Uckfield, TN22 2AX

Offers Over **£450,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

16 Rocks Park Road

Uckfield

A beautifully renovated three double bedroom detached modern family home, situated in an elevated position with a detached garage and occupying a stunning plot of 0.14 of an acre and within walking distance of Rocks Park Primary, town centre and railway station.

The property is entered via a hallway with the cloakroom found nearby, there is a generous size sitting room with sliding doors that continue into a double aspect dining room. The kitchen/breakfast room has been fitted with a matching range of contemporary units.

This impressive home has been completely renovated and finished to an exacting standard. The property sits well behind a front lawn and has tremendous scope for enlargement to the side and rear. The rear garden is a particular feature of the property, with a flagstone seating terrace and shallow steps that lead to a large lawn.

Council Tax band: TBD

Tenure: Freehold





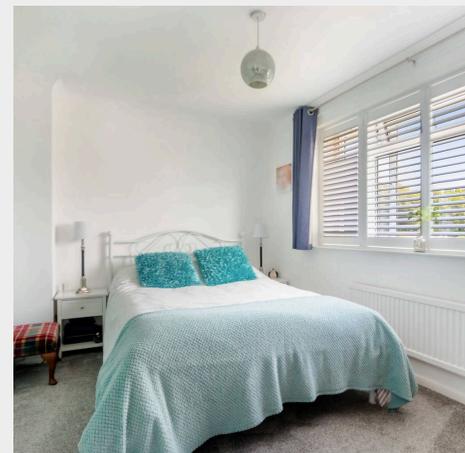
16 Rocks Park Road

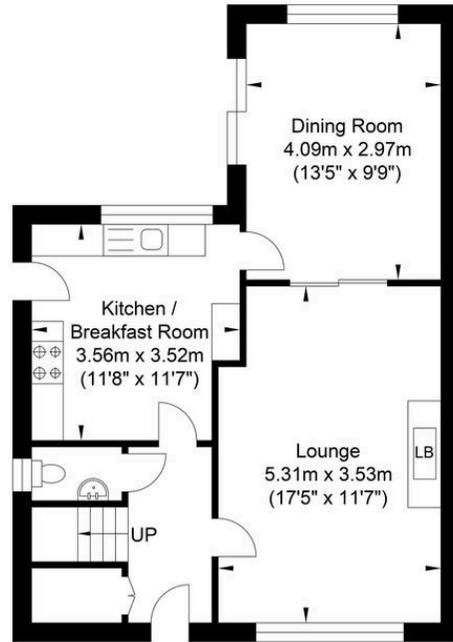
Uckfield

The first floor provides a spacious landing, three double bedrooms and family bathroom which comprises of a white suite and enclosed bath.

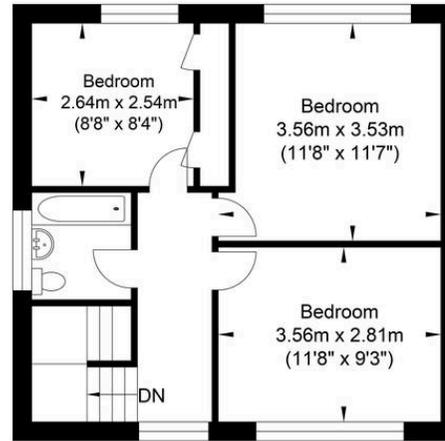
Outside, the front of the property is approached via a driveway which in turn leads to the detached garage and there are steps leading to the covered front porch. The rear garden has been beautifully landscaped, a flagstone seating terrace adjoining the rear of the property with shallow steps rising to the lawn, flanked by mature trees with a decked seating terrace and pergola to one side.

- A beautifully improved three double bedroom family home with a detached garage and occupying a stunning plot of 0.14 of an acre
- Cloakroom
- Generous size sitting room which continues through to a dining room
- Contemporary fitted kitchen/breakfast room
- Modern family bathroom

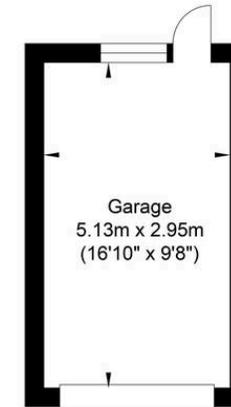




Ground Floor
Approximate Floor Area
555.41 sq ft
(51.60 sq m)



First Floor
Approximate Floor Area
438.84 sq ft
(40.77 sq m)



Garage
Approximate Floor Area
162.85 sq ft
(15.13 sq m)

Approximate Gross Internal Area = 107.50 sq m / 1157.12 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.