



12 Arun Path, Uckfield

Uckfield

£345,000

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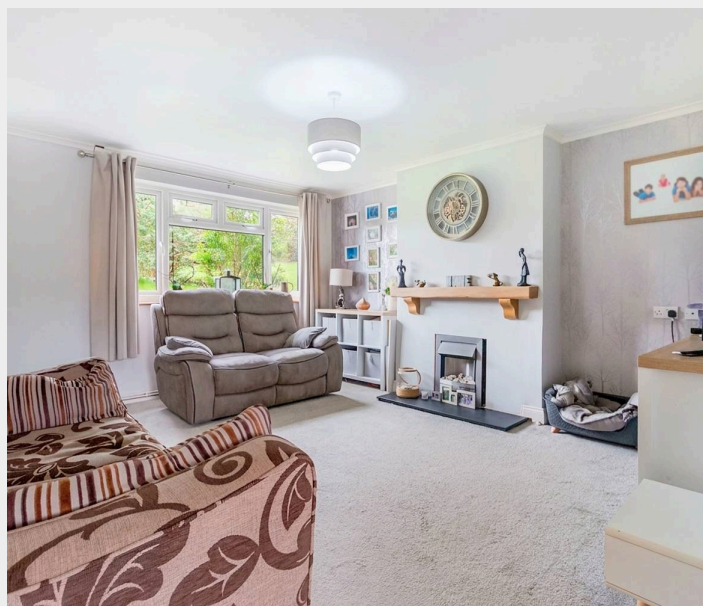
## 12 Arun Path

Uckfield, Uckfield

A well presented and spacious three bedroom mid terrace family home, occupying a generous plot in an elevated peaceful traffic free position with a driveway providing off street parking to the rear. Situated within a highly sought after development within walking distance of a parade of shops, high street, college, secondary school, primary school and leisure centre.

The property forms part of an award winning estate found on the northern side of the town. The position of the property is a particular feature, enjoying a peaceful, traffic free position, set well behind a private front garden. There is scope to enlarge the home to the rear. The current owner has significantly improved the home over the recent years, featuring a beautifully refitted kitchen, double glazed windows and doors, refitted bathroom and a newly refitted domestic boiler.

The ground floor briefly comprises a bright and contemporary kitchen/dining room fitted with a range of stylish units, integrated appliances and ample space, with doors opening directly onto the rear seating terrace. There is also a spacious and well proportioned living room featuring an open fireplace, along with a useful understairs storage cupboard.





## 12 Arun Path

Uckfield, Uckfield

The first floor provides a well proportioned principal bedroom, a second double bedroom, a comfortable single bedroom and a family bathroom.

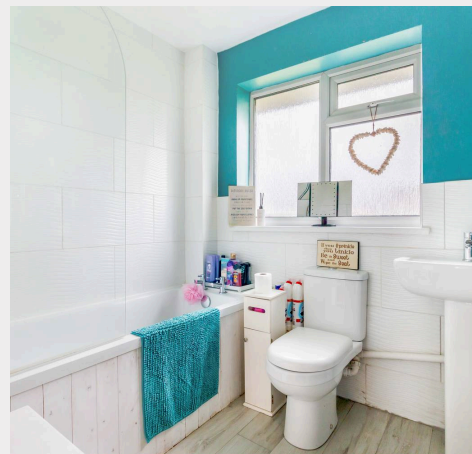
Outside, the front of the property is approached via a pathway with a generous level lawn. The rear garden enjoys a westerly aspect and features a spacious terrace adjoining the rear of the property. The driveway with space to fit three cars is found to the rear and is accessed via a service road.

EPC C

Council tax band C

Services: Gas fired central heating and mains drainage

Council Tax band: C



- Generous plot size
- Conveniently located near local amenities
- Allocated parking space
- Within easy reach of the town centre
- Peaceful traffic-free position
- Recently installed modern kitchen

# Arun Path, Uckfield, East Sussex

Approximate Gross Internal Area = 74 sq m / 798 sq ft

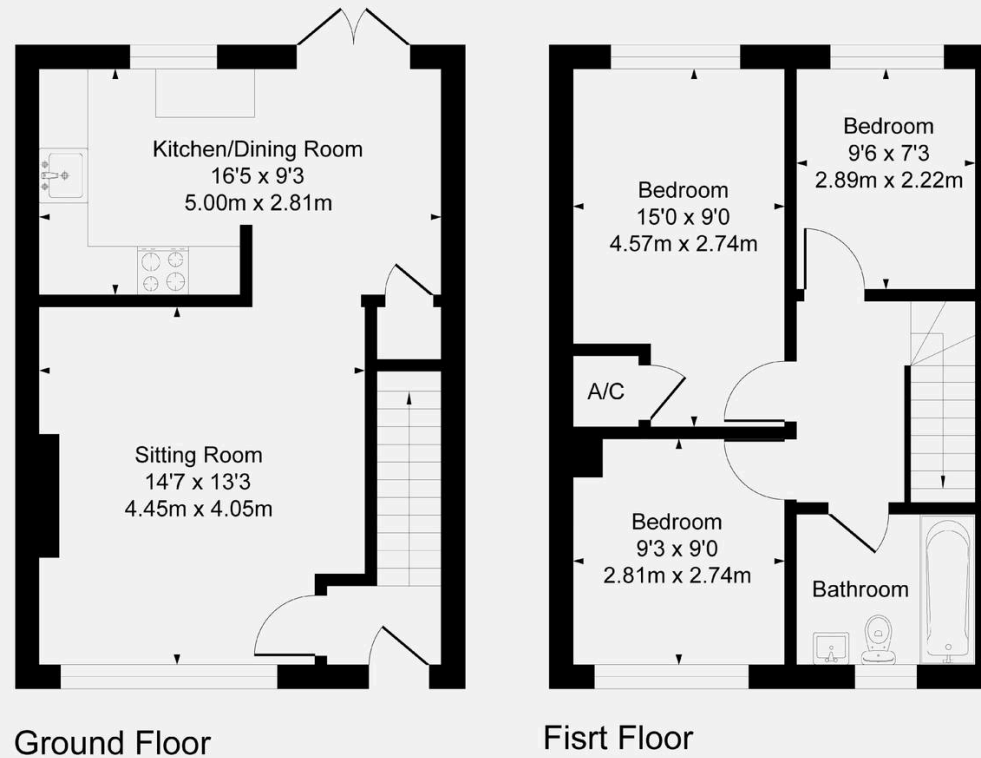


Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Uckfield

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