



12 Framfield Road, Uckfield TN22 5AG

Guide Price £400,000 – £415,000

**MANSELL  
McTAGGART**  
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## 12 Framfield Road

Uckfield

A deceptively spacious and characterful two double bedroom plus a loft room, three storey semi-detached family home situated in seldom found traffic free position occupying a completely secluded plot with a brick outbuilding. Within walking distance of the public inn, town centre, and railway station.

This exceptional home is unique, lying in a wonderful private position at the end of a pathway. The property has been significantly renovated and improved by the vendors over the years, boasting spacious living accommodation, a loft conversion and fuelled by an energy efficient air source heat pump.

The accommodation extends to 1565.85 sq ft and is entered via a double high entrance lobby having exposed decorative beams with a cloakroom found nearby. There is an open plan kitchen/dining room with French doors opening to the rear garden and a wood burning stove. The kitchen is made up to one side with a matching range on low level units underneath a timber worksurface. The sitting room is impressive, there is a central open fireplace and French doors opening to a private courtyard seating terrace enclosed by an attractive wall.

Council Tax band: C





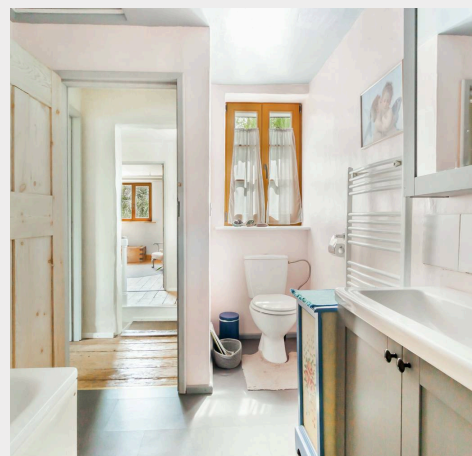
## 12 Framfield Road

### Uckfield

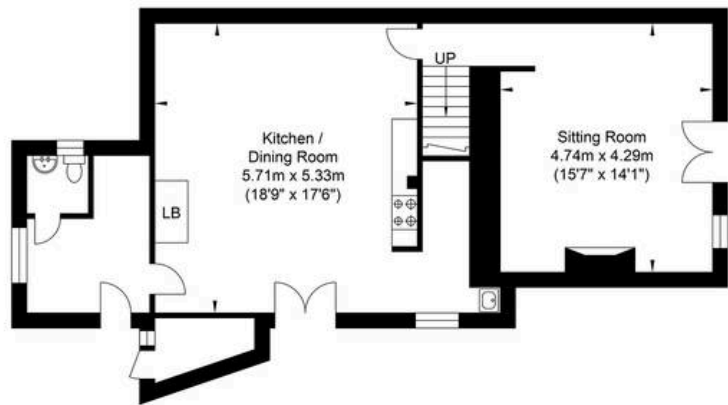
The first floor provides a landing, two double bedrooms with the principal bedroom having an attractive fireplace. The family bathroom is generous, comprising a white suite with an enclosed bath. The third floor provides a loft room with bespoke built-in cabinetry and shelving.

Outside the front of the property is approached via a discreet pathway. The main garden is predominately laid to lawn with established and flower/shrub beds. There is a useful brick outbuilding with power and light connected and an outhouse housing the air source heat pump. Accessed from the sitting room is the private terraced. The whole enjoying complete seclusion. Parking is available nearby on street.

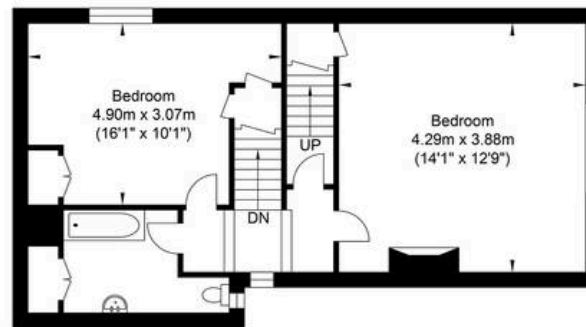
- A deceptively spacious two double bedroom plus a loft room semi-detached character home situated in traffic free position
- Completely secluded garden and courtyard seating terrace
- Useful outbuilding with power and light connect
- Beautiful kitchen/dining room with wood burning stove and French doors opening to the rear garden
- Sitting room with private courtyard seating terrace



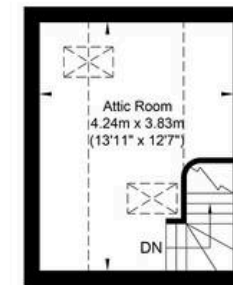
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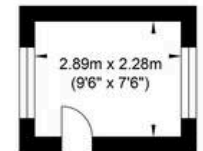
Ground Floor  
Approximate Floor Area  
746.90 sq ft  
(69.39 sq m)



First Floor  
Approximate Floor Area  
615.69 sq ft  
(57.20 sq m)



Attic  
Approximate Floor Area  
202.25 sq ft  
(18.79 sq m)



Outbuilding  
Approximate Floor Area  
70.93 sq ft  
(6.59 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 145.38 sq m / 1564.85 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Uckfield

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