



95 Parklands, Maresfield, TN22 2HT

£335,000  
**MANSELL  
McTAGGART**  
Trusted since 1947

# 95 Parklands

Maresfield, Uckfield

Council Tax band: C

Tenure: Freehold

- A deceptively spacious three bedroom mid terrace family home occupying a stunning 88 ft rear garden
- Outdoor swimming pool | Pool house | Detached timber outbuilding
- Driveway to the front providing generous off street parking
- Private passageway giving access front to rear
- Open plan living/dining room continuing in to a lean-to conservatory | tremendous scope for improvement and enlargement
- Kitchen with pantry cupboard
- First floor provide a landing | Three bedrooms with the principal bedroom having built-in wardrobes
- Family Bathroom
- Walking distance of the high street and amenities

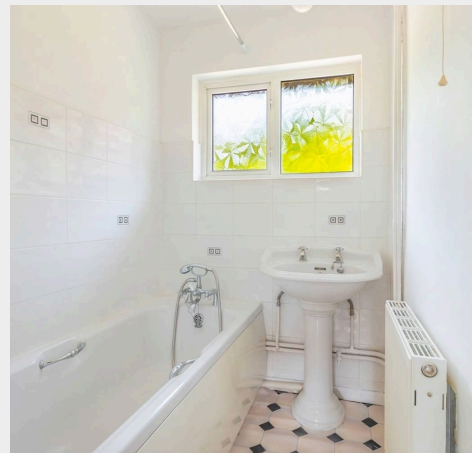




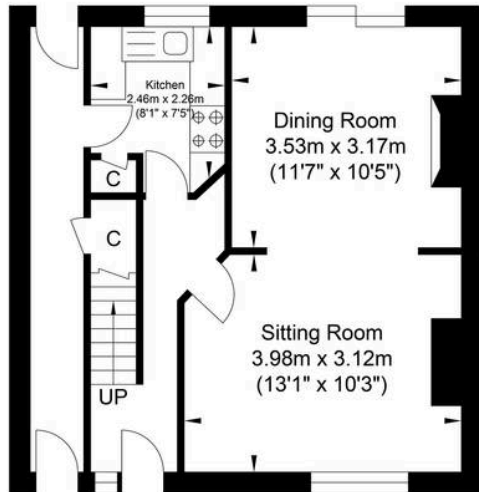
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Maresfield, Uckfield

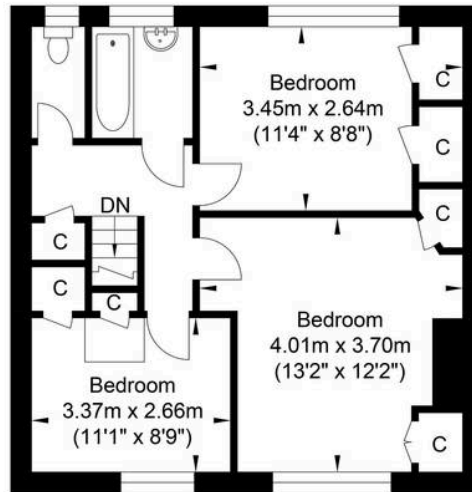
Parklands is pleasantly positioned in this highly sought after village forming part of the conservation area. Maresfield offers a keen sense of community spirit and has several public facilities including a highly regarded village primary school, a village store, a village hall, a picturesque church, and the Chequers Inn. There are fine rural walks available nearby whilst a comprehensive range of shopping and leisure facilities can be found nearby in Uckfield, which offers numerous bars/restaurants, individual shops, a public library, railway station, and several supermarkets. Additional railway services can be found at nearby Buxted offering services to London in just over an hour, whilst the A272 provides swift vehicular access to Haywards Heath and a faster commuting service to London (London to Victoria in approx. 47 minutes). The coastal resorts of Eastbourne and Brighton are also easily accessible, as is the breath taking 6,500 acre Ashdown Forest, with its vast scenic walks and bridle paths, (the inspiration behind A.A Milne's Winnie the Pooh books.)



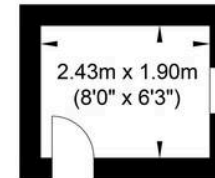
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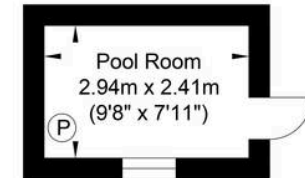
Ground Floor  
Approximate Floor Area  
425.82 sq ft  
(39.56 sq m)



First Floor  
Approximate Floor Area  
425.82 sq ft  
(39.56 sq m)



Outbuilding  
Approximate Floor Area  
49.72 sq ft  
(4.62 sq m)



Outbuilding  
Approximate Floor Area  
60.17 sq ft  
(5.59 sq m)

Approximate Gross Internal Area (Excluding Outbuildings) = 79.12 sq m / 851.64 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart Uckfield**

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