



12 Linden Chase, Uckfield, TN22 1EE

£295,000  
**MANSELL  
McTAGGART**  
— Trusted since 1947 —

## 12 Linden Chase

Uckfield, Uckfield

A rarely available three bedroom terrace modern family home with a single garage found en-bloc. Situated towards the end of this sought after cul de sac with convenient access of the town centre, local schools and railway station providing services to London.

12 Linden Chase has been in the same ownership for 55 years, set behind a front lawn with on street parking nearby and conveniently positioned within a short walk of the high street and town centre. The property has been well cared for over the years and has a conservatory to the rear, and a domestic boiler found in the attic.

The first floor provides a landing, three bedrooms, all having a built-in cupboards and bedroom two has the additional benefit of built-in bedroom furniture. The family bathroom has been refitted with a white suite and curved shower cubicle.

Council Tax band: C



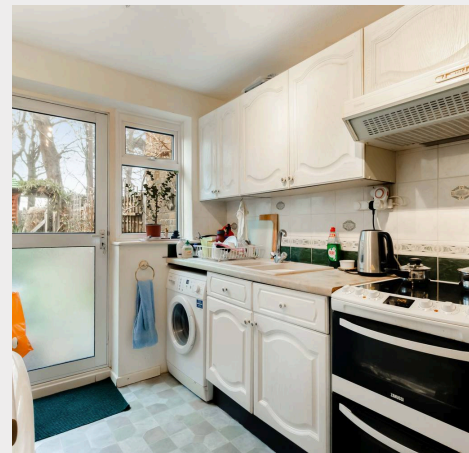


## 12 Linden Chase

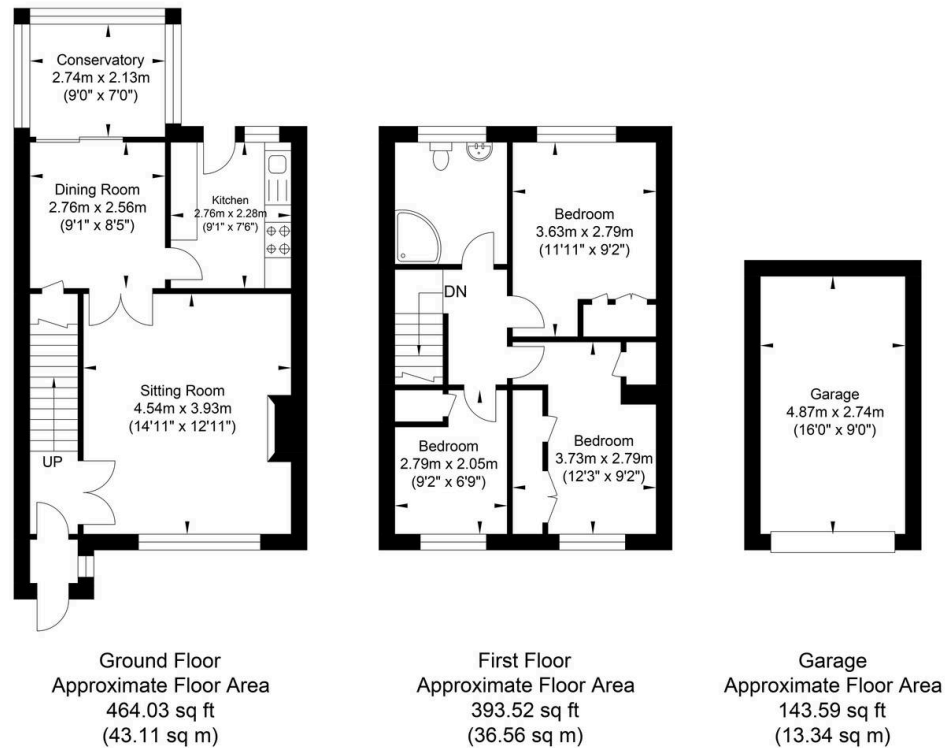
Uckfield, Uckfield

Outside, the front of the property is approached via a pathway with a well-tended front lawn. The rear garden is predominantly laid to lawn, flanked to one side by a mature shrub bed and a path leading to a gate giving access to the rear and garage found en-bloc.

- A rarely available three bedroom terrace family home situated in one the areas most sought after estates
- Single garage en-bloc
- Spacious sitting room | Dining room | Conservatory
- Kitchen with personal door to the rear garden
- Bedrooms with built-in cupboards
- Refitted bathroom with large shower cubicle
- Walking distance of the high street and town centre



# Linden Chase, Uckfield



Approximate Gross Internal Area (Excluding Garage) = 79.67 sq m / 857.56 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](mailto: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.