



45a Downsview Crescent, Uckfield, East Sussex, TN22 1TJ

OIEO £425,000

**MANSELL
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45a Downsvew Crescent

Uckfield

A seldom found 3 bedroom 2 bathroom detached modern family home with off street parking to the rear, occupying a generous rear garden. Situated in a discreet traffic free position yet within a short scroll of leisure centre, community college and town centre.

This stunning family home occupies a pleasant traffic free position enjoying much peace and seclusion. Being a modern home the property benefits from many individual features, to mention a spacious entrance hall and an impressive open plan living area to the rear and an ensuite shower room.

The property is entered via a spacious hallway with a cloakroom found nearby and a large built-in cupboard. There is a generous size sitting room and to the rear of the property is an open plan kitchen/dining room. The kitchen is made up to one side by a range of matching units with a built-in gas hob and oven. The dining area enjoys a pleasant view of the garden and has a set of French doors.

Council Tax band: D

EPC C

Tenure: Freehold





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The first floor provides a spacious landing and three double bedrooms, the principal bedroom has a built-in wardrobe and en-suite shower room. The family bathroom has been fitted with a modern white suite and enclosed bath.

Outside, the front of the property is approached via a discreet path from the road, there is a central path leading to the property with a lawn either side. The rear garden is laid to low maintenance with an artificial lawn and a newly laid stone seating terrace which adjoins the rear of the property. The whole is enclosed by close board fencing with mature trees, a person gate leads to the parking area.

Downsvew Crescent forms part of the popular Manor Park development. A small parade of shops is nearby including a Tesco Express whilst both primary and secondary schools together with a popular leisure centre are also within walking distance. Uckfield town centre is also within walking distance and offers a comprehensive range of shopping and leisure facilities including a cinema, several bars/restaurants as well as a popular leisure centre and railway station providing services to London.



Downsview Crescent



Ground Floor
Approximate Floor Area
612 sq ft
(56.9 sq m)

First Floor
Approximate Floor Area
534 sq ft
(49.6 sq m)



Approximate Gross Internal Area = 106.5 sq m / 1147 sq ft

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

Mansell McTaggart Uckfield

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