

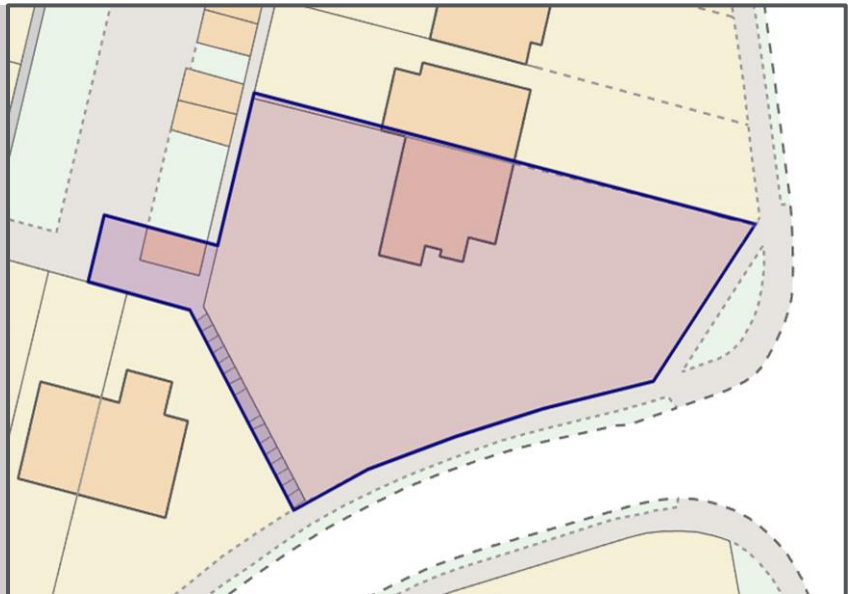
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Peter Oliver



## Browns Lane, Uckfield, TN22 1UF

- Extended Semi-Detached House
- 4 Bedrooms, Study/5th Bed
- Spacious Reception Rooms
- 1/4 Acre Plot, Large Garden
- Garage & Parking
- Elevated Views to Front



### EPC RATING

Current:  
57 | D

Potential:  
80 | C

**£450,000**



## Browns Lane, Uckfield, TN22 1UF

Wow what a fantastic property boasting a very large plot of approximately a quarter acre within the popular Manor Park development. What's even more of a bonus is it also comes with breathtaking views over roof tops and across open fields beyond. The property has previously been extended creating a generous amount of accommodation across two floors. Steps lead you to the covered front entrance which opens into a spacious entrance hall. The ground floor has flexibility in how you wish to use it as there is an additional reception room that could be used as a fourth bedroom or office complimented by a downstairs bathroom on the other side of the hall. A generous lounge with feature fireplace opens to a dining room with the two spaces creating a large reception space with double aspect. An extended kitchen breakfast room is found to the rear with outlook over the rear garden along with French doors opening to side. Upstairs you are greeted by three bedrooms with the front bedroom boasting spectacular distant views. Also located on the first floor is a study/small fifth bedroom and a w/c. The huge feature of this great property is the large wrap around garden enjoying established trees and shrubs providing a good level of privacy and seclusion. A gate to rear opens to a single garage and area for parking. With a plot of this size there is potential scope to create an additional plot subject to planning consents, or simply keep it all as a brilliant garden to enjoy with family and friends.

Uckfield: 01825 703000  
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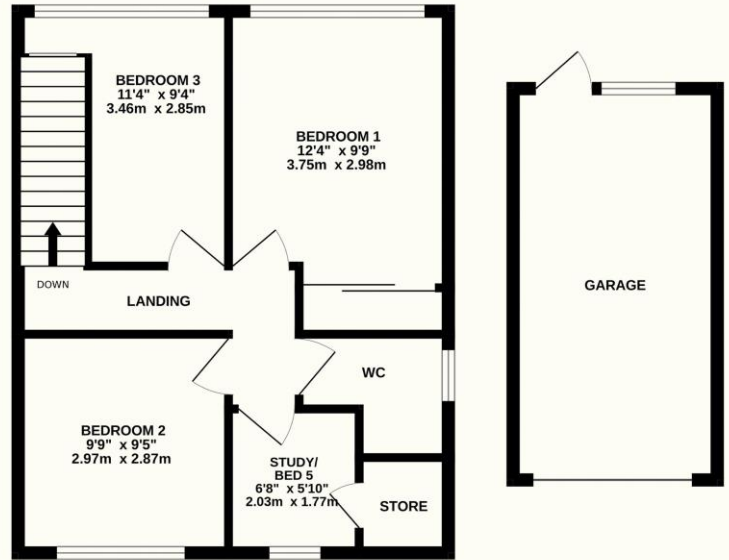
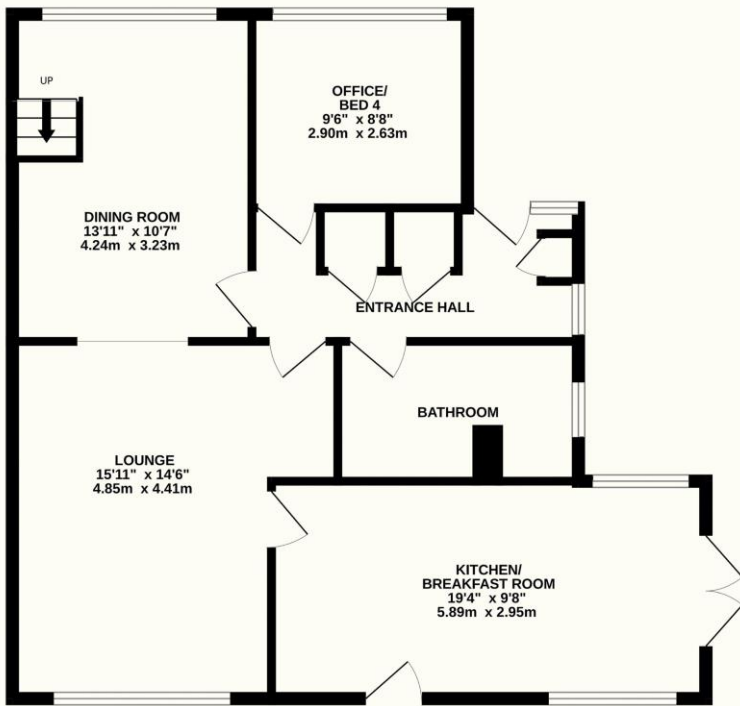
 The Property  
Ombudsman

 The Property  
Ombudsman  
LETTINGS



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.

GROUND FLOOR  
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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