

01825 703000 / 01892 489000  
info@peteroliverhomes.co.uk

Peter Oliver



## Alexandra Road, Uckfield, TN22 5BD

- ▼ Ground Floor Maisonette
- ▼ One Double Bedroom
- ▼ Modern Shower Room
- ▼ Open Plan Kitchen/Lounge
- ▼ Close to Town Centre
- ▼ Parking For Small Vehicle



### EPC RATING

Current:

60 | D

Potential:

71 | C

**Guide Price:**

**£160,000 - £170,000**



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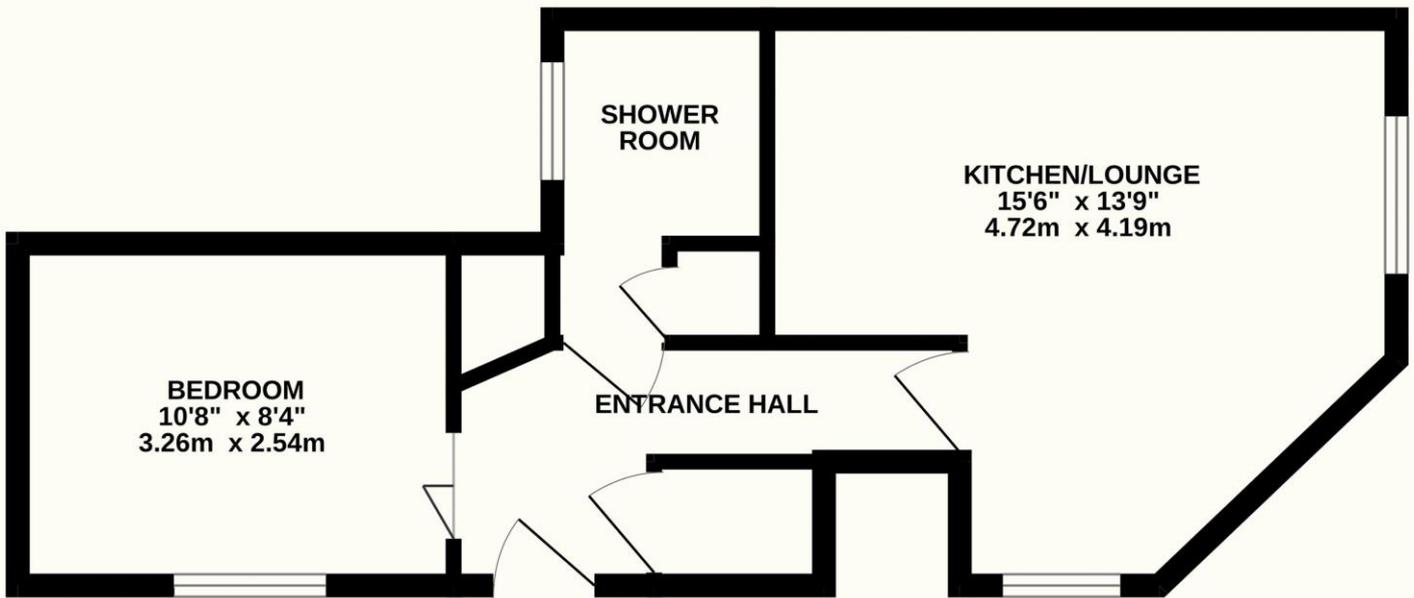
**\*\*GUIDE PRICE: £160,000 - £170,000\*\*** Whether you're looking to get on the property ladder, downsize, or find a great investment property, this could be just right for you. This ground floor maisonette is so conveniently located within only a stones throw of Uckfield high street that it's perfect even for those who may not drive as all the towns amenities and mainline train station are within easy walking distance. Thanks to having its very own front door there is no need to share any communal entrances and it even comes with a hard standing area to side that will park a small vehicle and ideal if you need a space for a secure shed or store. Inside you first walk into an entrance hall with an understairs storage cupboard. This maisonette comes with one double bedroom, a modern shower room, and an open plan kitchen/living room with a double aspect. The property benefits from double glazing all round and is well presented throughout so perfect for those simply looking to turn the key and move straight in without the hassle of having to carry out improvements.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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TOTAL FLOOR AREA : 378 sq.ft. (35.1 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: LEASEHOLD

ANNUAL SERVICE CHARGE: £305.52

GROUND RENT: £0

COUNCIL TAX BAND: A

LEASE LENGTH: 91 Years Remaining

**Details provided by owners and would need to be verified before purchase**

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