



VINCE TAYLOR TOFTS

99 Framfield Road, Uckfield, East Sussex, TN22 5AT – £299,950 Freehold

| OFFERING VACANT POSSESSION | BAY-FRONTED VICTORIAN MID-TERRACED HOUSE | NON-ESTATE LOCATION | IDEAL FOR LOCAL SERVICES AND AMENITIES | WALKING DISTANCE OF A MAINLINE RAIL STATION | SITTING ROOM | DINING ROOM | KITCHEN | LOBBY | TWO FIRST FLOOR BEDROOMS | BATHROOM/WC | 90ft REAR GARDEN | UPVC DOUBLE GLAZING | GAS CENTRAL HEATING | EPC RATING: BAND C | COUNCIL TAX BAND: C |

SITUATION: Within easy reach of the High Street with its excellent range of shopping facilities, supermarkets, restaurants, cafes, family owned cinema, bus depot and mainline rail station with commuter links to London (East Croydon/London Bridge). The area is served by schooling for all age groups including a community college, leisure centre and many other recreational facilities including East Sussex National Golf Course and Ashdown Forest.

DESCRIPTION: A charming Victorian mid-terraced house offering vacant possession presenting attractive half tile hung elevations to the first floor.

The accommodation benefits from UPVC double glazing and gas central heating. This comprises two reception rooms both with feature fireplaces (currently sealed). The sitting room has a bay window looking out to the front and from the dining room, stairs lead to the first floor with storage cupboard under. The modern fitted kitchen has a range of units to base and eye level, 'L' shaped work surface, sink unit, gas hob, space for upright 'fridge/freezer, plumbing for a washing machine and a wall mounted gas fired boiler. A window looks out over the garden and there is an adjacent lobby with access to the rear garden.

To the first floor are two bedrooms being served by a bathroom/wc. NB: As with similar properties within the road, it is considered that the loft would lend itself to conversion.

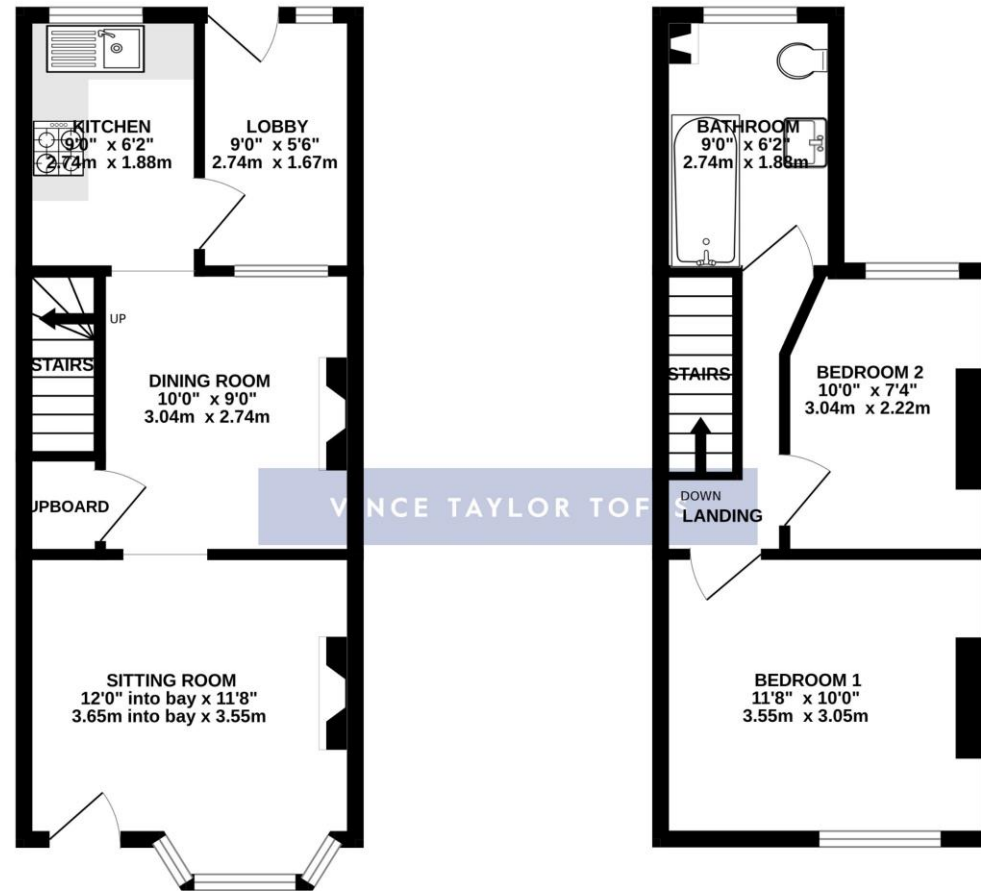
To the front of the property is a period shallow brick wall enclosed garden with hedgerow and a palm tree. The rear garden extends to approximately 90ft in depth with a timber shed and access on to Keld Drive.





GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.

1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



99 FRAMFIELD ROAD, UCKFIELD, EAST SUSSEX, TN22 5AT

TOTAL FLOOR AREA : 617 sq.ft. (57.3 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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