



VINCE TAYLOR TOFTS

42 Hughes Way, Uckfield, East Sussex, TN22 1DX - £375,000 Freehold

| OFFERING VACANT POSSESSION | MODERN END OF TERRACE HOUSE | FORMING PART OF A SMALL DEVELOPMENT | ON A CORNER PLOT | OFF THE NORTH END OF THE HIGH STREET | IDEAL FOR LOCAL AMENITIES AND SCHOOLS | GAS CENTRAL HEATING | UPVC DOUBLE GLAZING |

| COVERED PORCH | ENTRANCE HALL | CLOAKROOM | LOUNGE/DINING ROOM | CONSERVATORY | KITCHEN | TWO FIRST FLOOR BEDROOMS | BATHROOM | THIRD BEDROOM TO THE SECOND FLOOR | GARDENS TO SIDE AND REAR | SINGLE GARAGE AND CAR-PORT | EPC RATING: BAND D | COUNCIL TAX: BAND E |

SITUATION: Hughes Way is a small development of houses, positioned off the north end of the High Street. Uckfield offers a comprehensive range of shops, bars and restaurants as well as an excellent independent cinema. Within easy reach are schools catering for all age groups including Uckfield College and Sixth Form. There is a leisure centre, railway station with services to London Bridge/ East Croydon and regular bus services to Lewes, Brighton and Tunbridge Wells.

DESCRIPTION: Offered with vacant possession, is this modern end-of-terrace house, having accommodation arranged over three floors, benefitting from UPVC double glazing and gas central heating.

COVERED PORCH, front door leads into an **ENTRANCE HALL** with wood laminate flooring and stairs rising to the first floor and a **CLOAKROOM**.

Looking out over the rear garden is a **LOUNGE/DINING ROOM** with a westerly aspect, electric fire, marble surround and under stairs storage cupboard. Sliding doors to a **CONSERVATORY** with access to the rear garden.

To the front is a 'Shaker' style **KITCHEN** with a range of eye level and base units, work surfaces, sink unit, fan assisted 'Stoves' twin electric oven and 'Neff' gas hob.

Off the **FIRST FLOOR** are **TWO DOUBLE BEDROOMS**. The spacious main bedroom has a built in double wardrobe cupboard. The bedrooms are served by a **FAMILY BATHROOM**, fitted with a modern white suite with shower attachment over the bath. Wood laminate flooring.

Off the **SECOND FLOOR** is a **THIRD BEDROOM** another spacious double bedroom with two eaves storage cupboards.

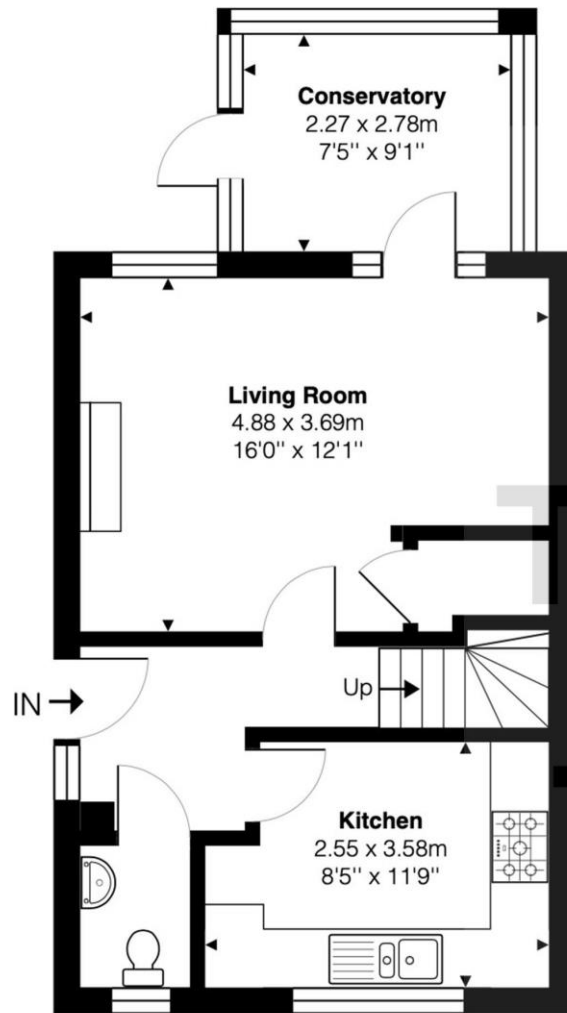
The gardens are fully enclosed, enjoying a westerly rear aspect with large patio area leading to raised lawn and established borders. Situated nearby is a **SINGLE GARAGE** having up and over door and **CAR-PORT**.



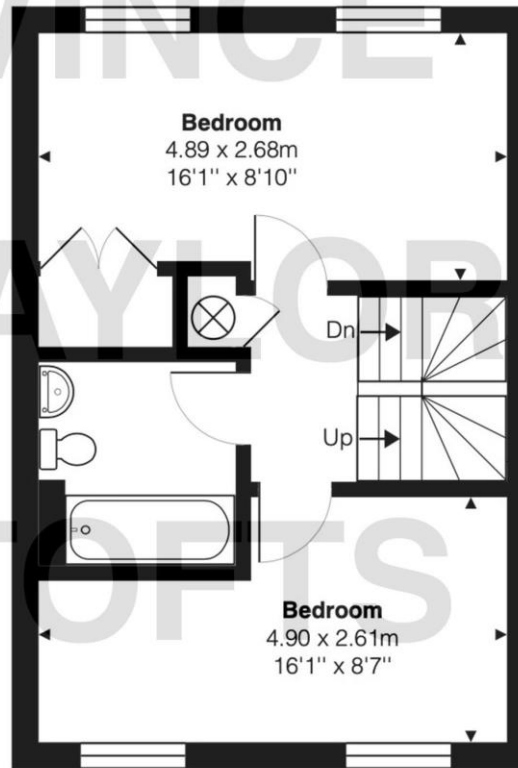


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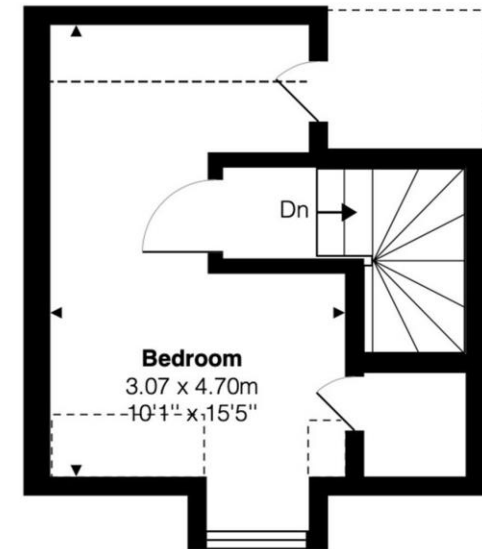
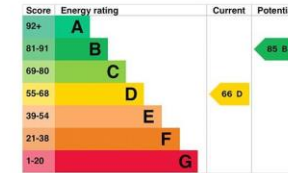
Gross Internal Area Approx 97.7 sq m / 1051 sq ft



Ground Floor
Approx 43.1 sq m / 464 sq ft



First Floor
Approx 36.1 sq m / 388 sq ft



Second Floor
Approx 18.5 sq m / 199 sq ft

Floorplan is for illustrative purposes only and is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. All parties must rely on their own inspections.