

VINCE TAYLOR TOFTS

6 The Bungalows, Framfield, Uckfield, East Sussex, TN22 5PL



£250,000 Freehold

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ENTRANCE HALL, SITTING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM, SEPARATE WC, GARDENS TO THE FRONT AND REAR, DOUBLE GLAZING, PART ELECTRIC HEATING.

SITUATION: The property is situated in a small cul de sac in this popular village. Framfield offers a well regarded village primary school, church and Inn. The nearest main town is Uckfield with secondary school, leisure centre/swimming pool complex, cinema, restaurants and excellent range of shops. There is also a railway station with services to London Bridge and East Croydon.

DESCRIPTION: A detached older style bungalow which is now in need of modernisation and general refurbishment. The accommodation would lend itself to an extension, subject to obtaining the necessary consents.

A front door leads to the Entrance Hall. The sitting room is a good size with log burner and window overlooking the front garden. There is a basic Kitchen with door to the side garden. The kitchen is in need of re-fitting throughout. Off the kitchen is a Bathroom and a separate door leads to a Lobby giving access to the WC.

There are two bedrooms one overlooking the front garden and the other overlooking the rear.

The property has a good sized garden. To the front there is scope to perhaps create some off road parking, subject to obtaining the necessary consents. A side access leads to the good sized rear garden which has much scope for a keen gardener. There are areas of lawn leading onto former vegetable area. There is an old garden shed and mature hedged boundaries.

EPC: F

DIRECTIONS: Proceed in a southerly direction down Uckfield High Street passing the railway station on the left hand side. At the traffic lights turn left into Framfield Road, continue out of the town and on to Framfield. Pass the pub on the left and continue down The Street. Continue round a sharp right hand bend and The Bungalows will be seen on the right hand side.

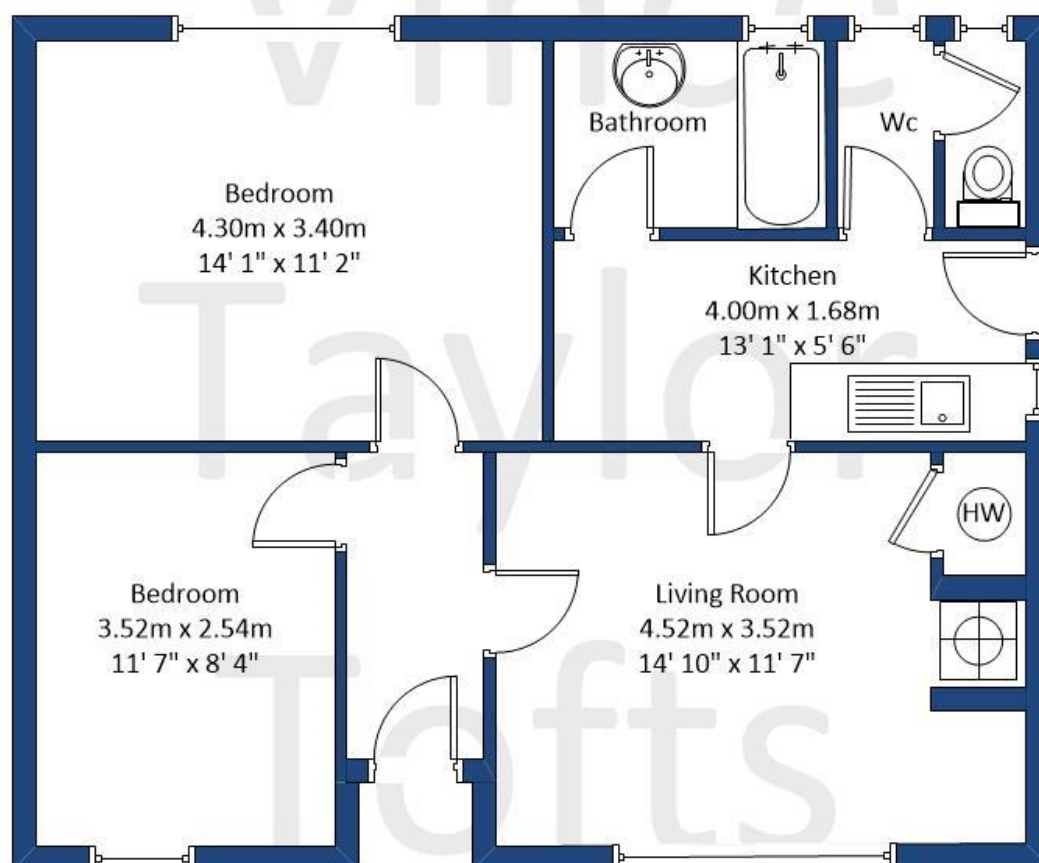


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	

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Gross internal floor area approximately
58.3 square metres
(628 square feet)



This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party. Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as approximate and no responsibility can be taken for any error, omission or misstatement.

Invicta EPC

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