



DIXON·VINCE
— Estate Agents —

**Plot 4 College Place, Uckfield,
East Sussex, TN22 5DJ**

for sale
**DIXON
VINCE**
01625 479599
www.dixonvince.co.uk

SITUATION: College Place is a stylish small development of just fourteen homes currently under construction on a superb elevated site with far reaching views. The town centre is within a short walk with its good range of shops, cinema, restaurants and bars as well as railway station with services to London Bridge and East Croydon. Adjoining College Place is Victoria Park with football and cricket pitches, children's playground, newly refurbished tennis courts, skate park, basketball court and beautiful amenity woodland.

TO BE SOLD: Just two stunning ultra modern family homes forming part of the College Place development currently under construction by J.W. Stratton Ltd. College Place comprises just fourteen houses of varying sizes being built to an exceedingly high standard and with a 10 year NHBC warranty. A rarely found opportunity, the accommodation with approximate measurements will be arranged as follows:

Front door to

ENTRANCE LOBBY: with door to:

ENTRANCE HALL: with varnished hemlock staircase with glass balustrading, understairs storage cupboard.

CLOAKROOM: with w.c. and wash hand basin.

KITCHEN/DINING ROOM: with **Kitchen area** 16'1 x 13'7 (4.9m x 4.14m) with comprehensive range of high gloss units with contrasting work surfaces, stainless steel sink unit, built in electric oven, gas hob and extractor in brushed stainless steel, integrated dish washer and fridge freezer, central island, tiled floor and bi-fold doors to the garden.

Opening to: **Dining area** Double aspect with bi-fold doors to the garden.

UTILITY ROOM: with space and plumbing for washing machine, fitted units, door to garden.

LIVING ROOM: with bi-fold doors to the garden, fireplace with fitted wood burning stove.

FIRST FLOOR LANDING: with built in airing cupboard.

BEDROOM 2: with comprehensive range of fitted wardrobes.

EN SUITE SHOWER ROOM: with shower, w.c. and wash hand basin.

BEDROOM 3: with built in double wardrobe cupboard, door to:

EN SUITE SHOWER ROOM: with shower, w.c., wash hand basin.

BEDROOM 4: with double wardrobe cupboard.

BEDROOM 5: with built in double wardrobe cupboard.

FAMILY BATHROOM: with bath and built in shower over, wash hand basin, low flush w.c.

SECOND FLOOR LANDING:

BEDROOM 1: with stunning double aspect.

EN SUITE BATHROOM: with bath and shower over, wash hand basin, low flush w.c.

DRESSING ROOM:

FAMILY ROOM: with superb views.

OUTSIDE: The houses will be approached over a brick paved driveway providing parking and leading to the **DOUBLE GARAGE.**

The gardens surround the properties and will be expertly landscaped to take full advantage of this fantastic site. Further details will be available in due course.

COUNCIL TAX BAND: tbc

N.B. Please note that a full specification will be available in due course. Further details available on request. These particulars have been prepared as a general guide and the specification may be liable to change.

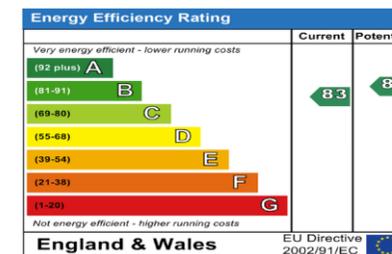
The full brochure may be viewed here:

<http://www.youblisher.com/p/1419661-College-Place/>

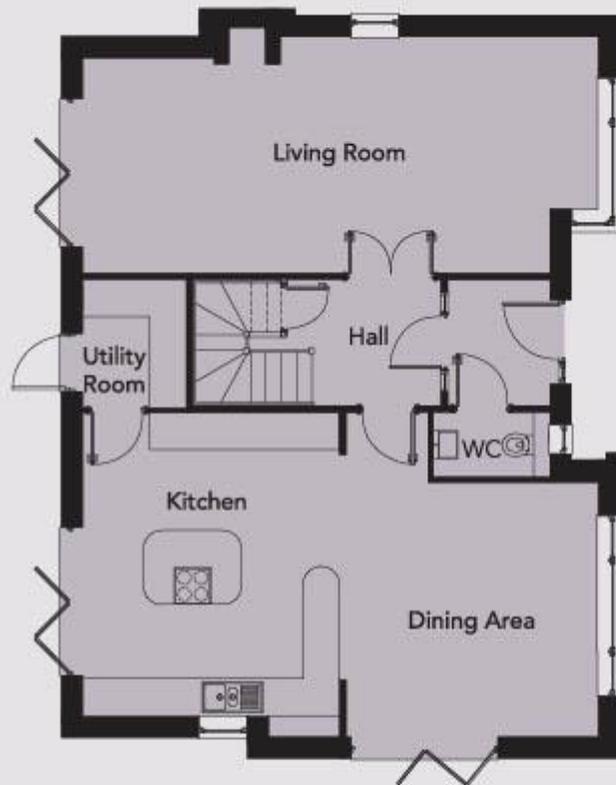
N.B. Photographs are from the neighbouring property (plot 5)

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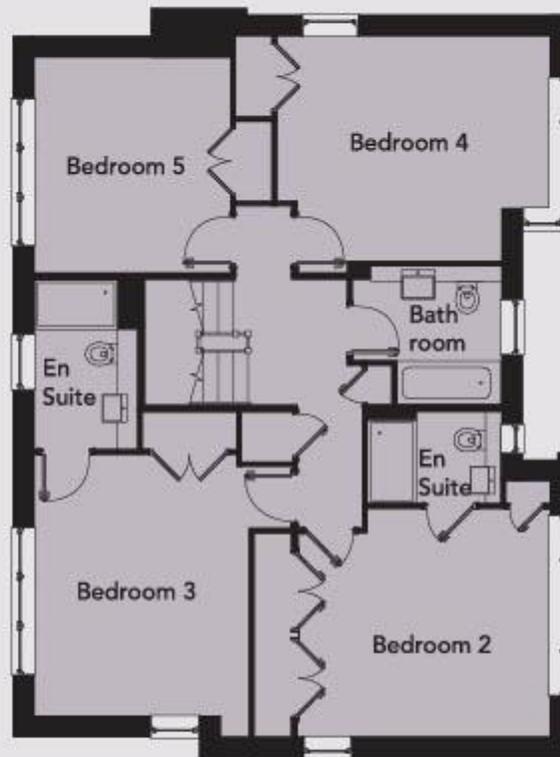
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Measurements are taken to their widest point unless otherwise stated.

Plots 4 & 5 Room Sizes

Kitchen	4.90m x 4.15m	16'1" x 13'7"
Utility Room	2.00m x 1.65m	6'7" x 5'5"
Dining Area*	4.10m x 4.10m	13'5" x 13'5"
Living Room	8.38m x 3.79m	27'6" x 12'5"

Master Bed*	6.86m x 3.36m	22'6" x 11'0"
Dressing Area	1.85m x 1.50m	6'1" x 4'11"
Bedroom 2**	4.09m x 3.67m	13'5" x 12'0"
Bedroom 3	4.05m x 3.45m	13'3" x 11'4"

Bedroom 4	4.43m x 3.79m	14'6" x 12'5"
Bedroom 5**	3.40m x 3.20m	11'2" x 10'6"
Family Room*	6.02m x 3.50m	19'9" x 11'6"

Double garage and driveway parking space

*measured into bay **measured to wardrobe

