

DIXON·VINCE

**43 Roman Way, Uckfield, East Sussex,
TN22 1UY**



**A NICELY PRESENTED MODERN DETACHED HOUSE WITH LARGE
CONSERVATORY SITUATED ON A MUCH SOUGHT AFTER DEVELOPMENT CLOSE
TO BOTH OPEN COUNTRYSIDE AND THE TOWN CENTRE.**

**ENTRANCE LOBBY, ENTRANCE HALL, CLOAKROOM, SITTING ROOM, DINING
ROOM, KITCHEN, CONSERVATORY, 3 BEDROOMS ONE WITH EN SUITE SHOWER
ROOM, FAMILY BATHROOM, GARAGE, PARKING, GARDEN, GAS CENTRAL
HEATING, DOUBLE GLAZED WINDOWS.**

£375,000

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team

43 Roman Way, Uckfield

SITUATION: The property is situated on a popular and established residential development built by Taylor Woodrow homes in the 1980s. Uckfield town centre is within easy reach with its excellent shops, bars, restaurants and cinema. Nursery, primary and secondary schools are within walking distance as is the leisure centre/swimming pool complex. Uckfield station provides rail links to London Bridge and East Croydon and there are regular bus services from the town to Lewes, Brighton and Tunbridge Wells.

TO BE SOLD: An attractive modern detached house with a large conservatory addition, double glazed windows and gas fired central heating. The accommodation is arranged as follows:

ENTRANCE LOBBY: with sliding double glazed door, quarry tiled floor, and part glazed front door to:

ENTRANCE HALL: with stairs to the first floor, understairs storage cupboard with light, built in cloaks cupboard.

CLOAKROOM: with low flush WC, wash basin with tiled splashback.

SITTING ROOM: with bay window to the front, electric fire, wide archway to:

DINING ROOM: with door to the kitchen and single glazed door to:

CONSERVATORY: double glazed with double doors to the rear garden, glazed roof, outlook over the garden.

KITCHEN: with range of natural wood base cupboard and drawer units with granite work surfaces over, deep glazed Butler sink with mixer tap, 'Range style' cooker with 5 burner gas hob with twin electric ovens, stainless steel extractor hood and splashback, range of wall cupboards, space for washing machine, dishwasher and fridge/freezer, wall mounted gas fired boiler, part tiled walls, tiled floor and door to the garden.

FIRST FLOOR LANDING: with hatch to part boarded loft space, airing cupboard with lagged hot water cylinder.

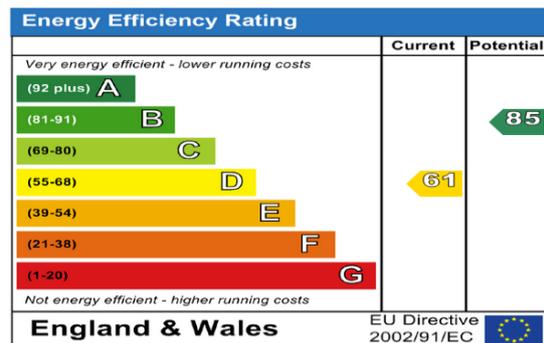
BEDROOM 1: with range of built in wardrobe cupboards, door to:

EN SUITE SHOWER ROOM: with corner shower with glazed sliding doors, wash basin with mixer tap and cupboards below, low flush WC. part tiled walls, heated towel rail, window with diffused glass.

BEDROOM 2: with aspect to the rear.

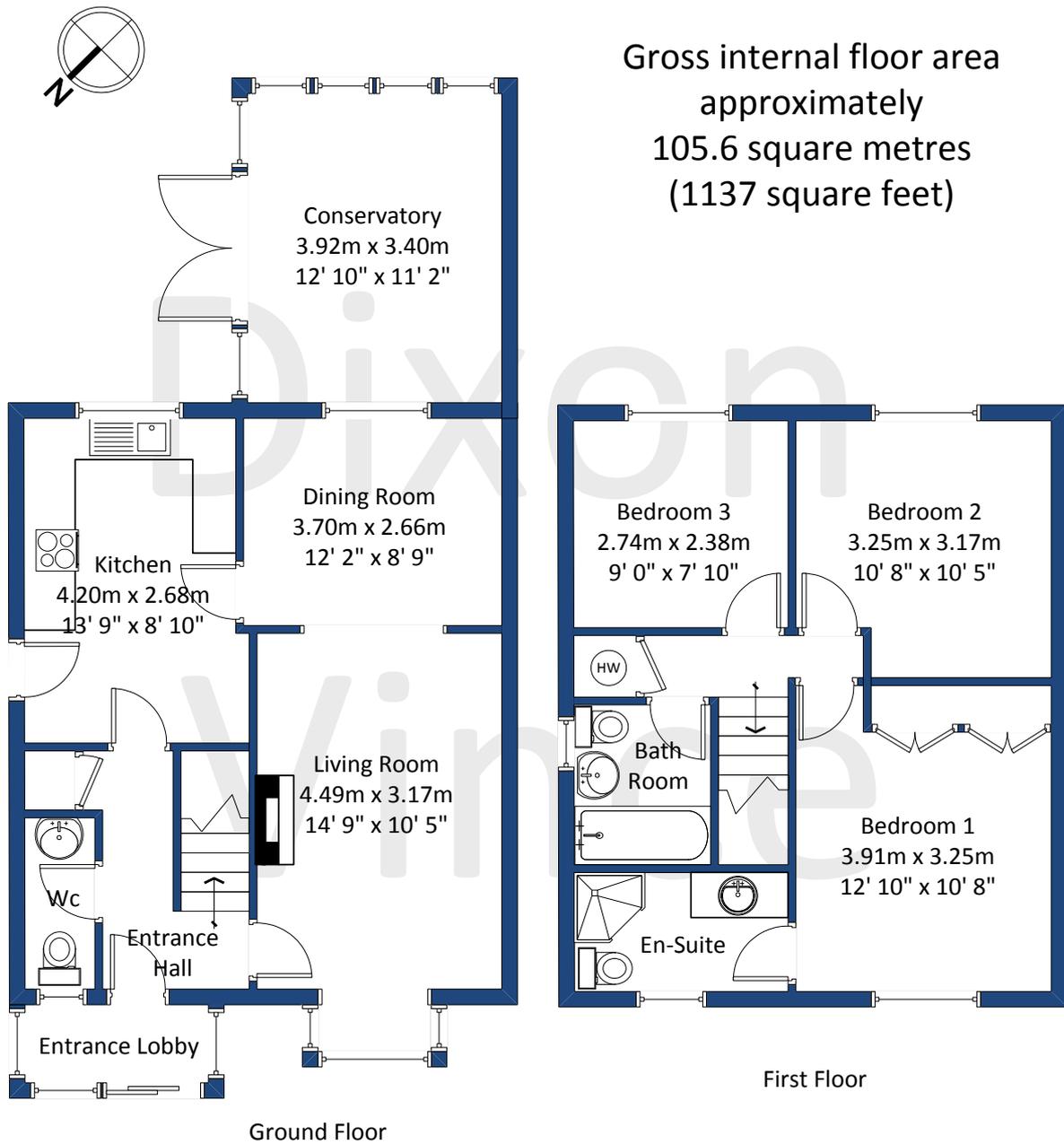
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