



The Paddock, Maresfield, Uckfield

Asking Price: £275,000



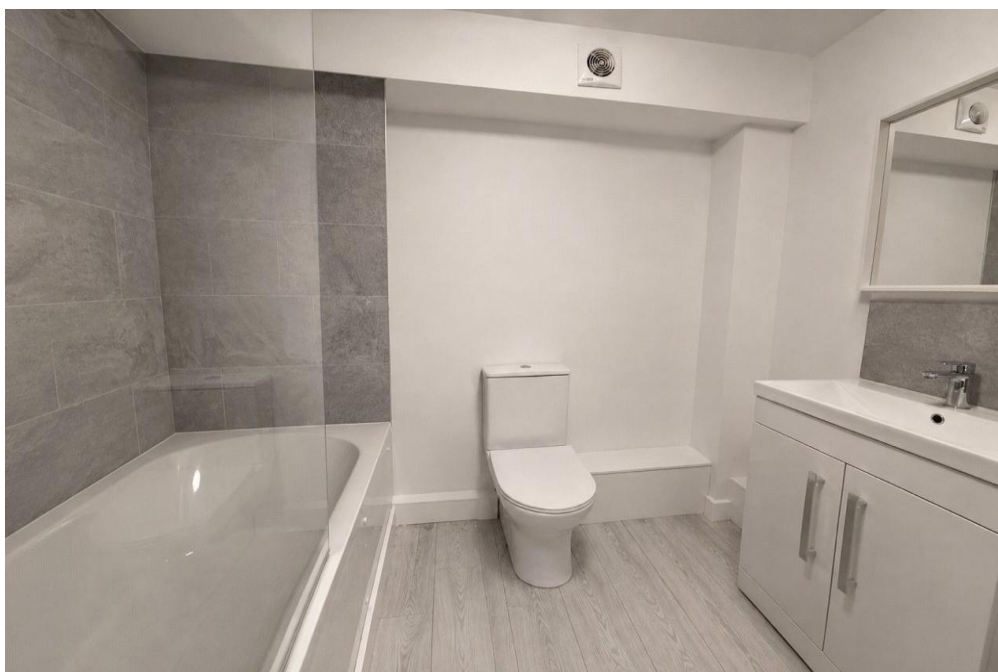


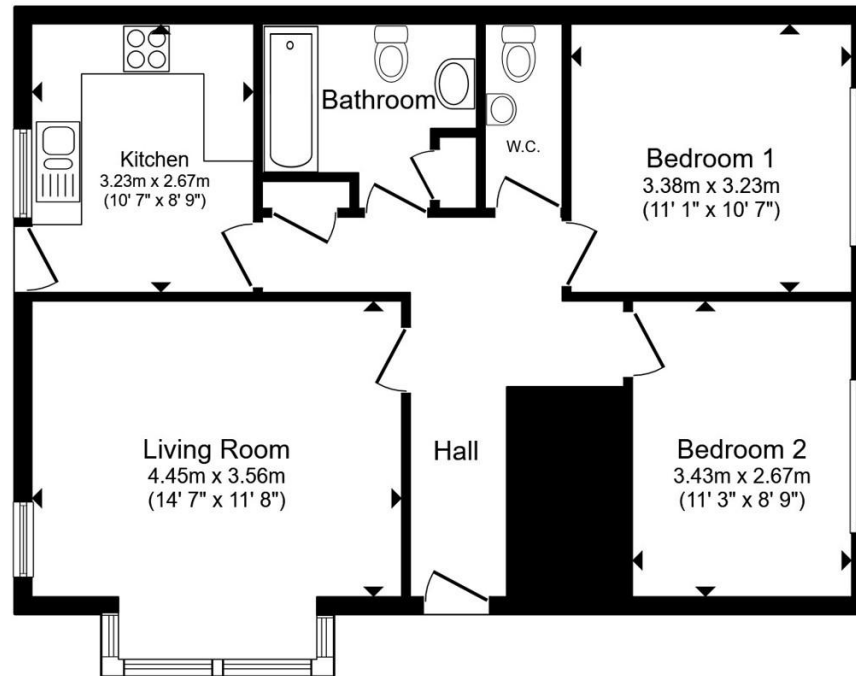




A fantastic opportunity to acquire this newly refurbished two-bedroom ground floor flat, ideally situated in the picturesque and historic village of Maresfield, East Sussex.

The property offers well-presented and contemporary accommodation, with the added benefit of its own private front entrance, providing access into the welcoming lounge. A further rear door from the kitchen leads directly onto the outside garden space, offering a useful and convenient connection to the outdoors. The accommodation comprises a comfortable lounge, modern kitchen, two bedrooms and a bathroom, having been refurbished to provide a fresh and modern home ready for immediate occupation. Further benefits include allocated parking and the unusual advantage of having both front and rear access. Set within the sought-after village of Maresfield, this property combines modern living with the charm and character of a historic Sussex village. An excellent choice for a first-time buyer, downsizer, professional couple or investor.





Ground Floor

Total floor area 69.7 m² (750 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io





Council Tax Band: **C**
 Tenure: **Freehold**
 Service Charge: **£1,248**

Viewing by appointment

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At the heart of the village is the picturesque St Bartholomew's Church, with origins dating back to around the 12th century, alongside the historic Chequers Inn, which was established as a coaching inn on the London–Brighton route. The village retains a strong sense of character, with traditional properties, established greenery and a pleasant village atmosphere. Maresfield benefits from a range of local amenities, including a village shop, post office, pub, village hall, recreation ground and sporting facilities. The village also has its own primary school, while the larger range of shops, restaurants, leisure facilities and services available in Uckfield are only a short distance away. For those who enjoy the outdoors, the location is particularly appealing. Ashdown Forest is on the doorstep, providing extensive opportunities for walking, cycling, riding and enjoying the surrounding heathland and countryside. The Forest covers more than 6,500 acres and is renowned for its distinctive landscape and wildlife.



Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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