



**Guide Price**  
**£350,000**

**Freehold**

3x  2x  1x 

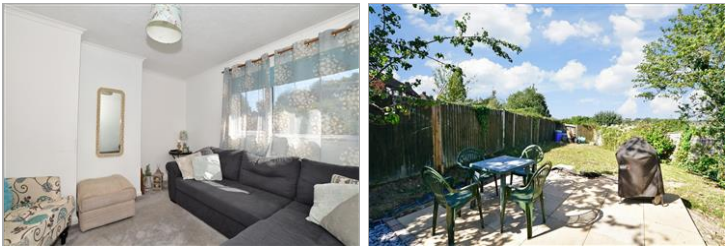
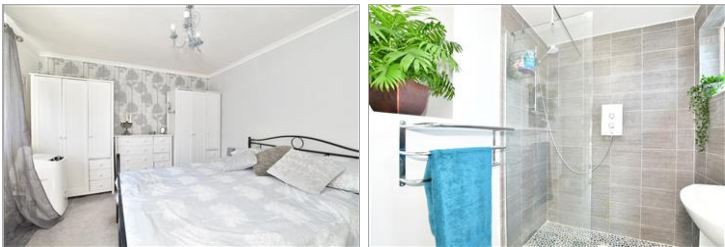
**Selby Rise, Uckfield,  
East Sussex, TN22**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- An extended property with improved layout
- Good size kitchen/breakfast room
- Modern bathroom & downstairs shower room
- Front & rear gardens
- Close to the town centre, schools & mainline station

## Accommodation

### GROUND FLOOR

Hallway

Shower Room

Kitchen/Breakfast Room: 15'10 x 10'0  
(4.83m x 3.05m)

Dining Area: 10'11 x 9'11 (3.33m x 3.02m)

Lounge: 13'8 x 10'11 (4.17m x 3.33m)

### FIRST FLOOR

Landing

Bedroom 1: 14'6 x 10'11 (4.42m x 3.33m)

Bedroom 2: 11'3 x 11'1 (3.43m x 3.38m)

Bedroom 3: 8'11 x 7'5 (2.72m x 2.26m)

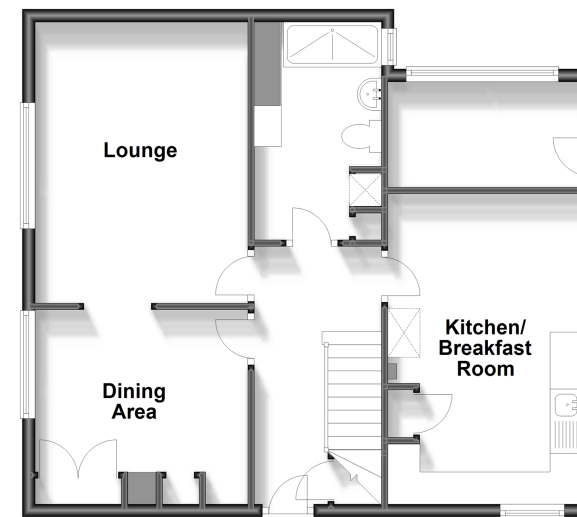
Bathroom

### OUTSIDE

Front & Rear Gardens

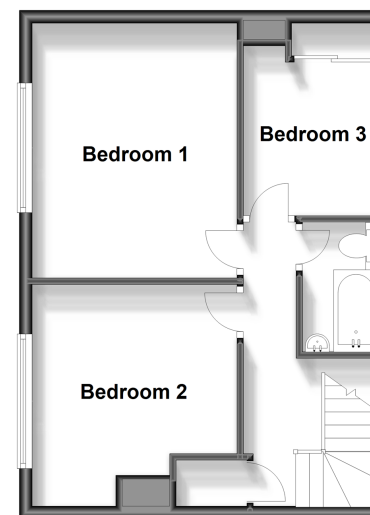
### Ground Floor

Approx. 60.9 sq. metres (655.9 sq. feet)



### First Floor

Approx. 40.4 sq. metres (435.1 sq. feet)



**Call Uckfield - 01825 768915 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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