



**Price**  
**£365,000**

**Freehold**

3x  2x  2x 

**Flaxen Fields, Five Ash  
Down, Uckfield, East  
Sussex, TN22**

**cubitt&west**  
Helping you move forwards





## Main features

- **Ensuite shower room to the main bedroom**
- **Modern bathroom & kitchen (with potential to make open-plan with dining room)**
- **Downstairs cloakroom & separate utility area**
- **Level, lawned garden**
- **Complete onward chain**

## Accommodation

### GROUND FLOOR

Hallway

Cloakroom

Lounge: 16'2 x 9'10 (4.93m x 3.00m)

Kitchen: 9'5 x 8'3 (2.87m x 2.52m)

Dining Room: 9'5 x 7'10 (2.87m x 2.39m)

### FIRST FLOOR

Landing

Bedroom 1: 9'11 x 9'7 (3.02m x 2.92m)

Ensuite Shower Room

Bedroom 2: 11'3 x 9'11 (3.43m x 3.02m)

Bedroom 3: 9'7 x 8'4 (2.92m x 2.54m)

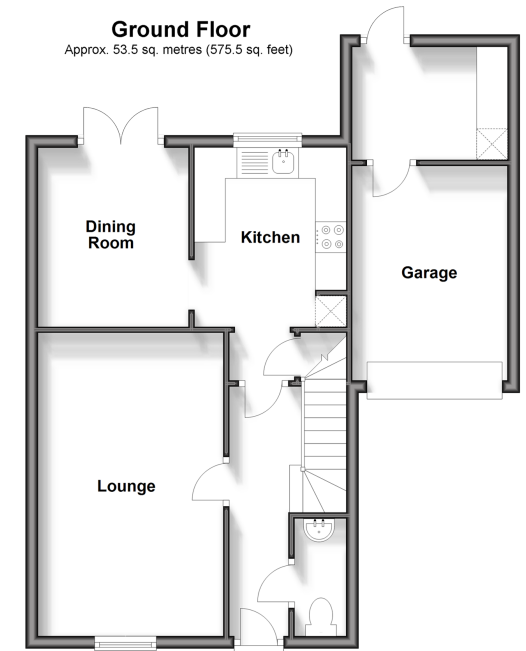
Bathroom

### OUTSIDE

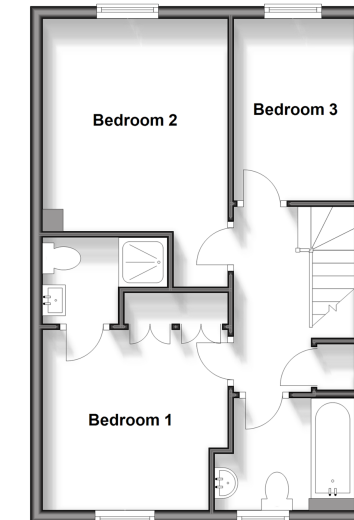
Front & Rear Gardens

Garage

**Ground Floor**  
Approx. 53.5 sq. metres (575.5 sq. feet)



**First Floor**  
Approx. 40.2 sq. metres (432.8 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



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