



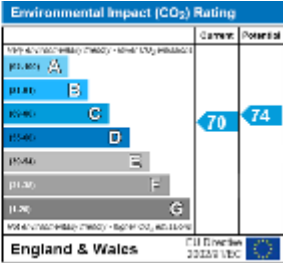
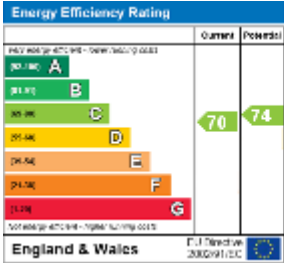
ALL SAINTS' GARDENS, HEATHFIELD, TN21 0SZ £599,950



AGENTS NOTE: There has been a small outbreak of Japanese Knotweed in the garden, which has been professionally treated through a specialist company.

**Detached Family House
 5 Bedrooms, 4 Reception Rooms
 Large Kitchen/Breakfast Room
 Large Sitting Room with wood burning stove
 Detached Double Garage
 Walk to the High Street**

NO ONWARD CHAIN



PLEASE NOTE: These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. An interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the Agents then a request should be made and specific written confirmation can be provided. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances remaining have not been tested and no warranty can be given or implied as to their working condition. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific and requested written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

A spacious, characterful 5 bedroom detached house on a small development of a few similar houses, quietly located but only a few minutes walk from Heathfield High Street. This large house has four versatile reception rooms. The third could easily be used as a downstairs 6th bedroom if required and the fourth reception room is directly off the kitchen and would lend itself to being an excellent playroom. There is a large gravelled drive leading to a detached double garage with electric doors and parking for two extra cars if required. Good sized and very private gardens. Council Tax Band G - 2018/2019 £3,187.59

The property is a 5 minute level walk from Heathfield town centre with its range of shopping and banking facilities. The area is well served with a range of well regarded Primary schools with secondary education being available at the nearby Heathfield Community College. There are mainline railway stations at both Stonegate and Etchingam (both of which are under a 15 minute drive away) giving services into Charing Cross in just over an hour. The coast at Eastbourne and the spa town of Tunbridge Wells are both about 15 miles away.

HALLWAY Impressive hallway with high ceilings and period style beams, attractive balconied landing above, stairs to first floor, understairs cupboard.

CLOAKROOM Low level W.C. and wash handbasin.

KITCHEN/BREAKFAST ROOM 15'5" x 16'9" Large room with plenty of base and wall units, centre island unit, space for range cooker, built-in fridge/freezer and dishwasher, door to garden, door to utility room.

UTILITY ROOM Sink and drainer unit, space for additional freezer and storage, door to the side of the house.

SITTING ROOM 22'10" X 12'9" Large room with beams and woodburning stove, patio doors to rear garden.

DINING ROOM 14'8" x 8'5" Bay window overlooking rear garden, double doors to sitting room.

RECEPTION ROOM 3 12'8" x 8'5" Office/reception room or would make 6th bedroom.

RECEPTION ROOM 4 9'5" x 9'7" Accessed directly off the kitchen and would make an ideal playroom.





FIRST FLOOR LANDING Attractive galleried landing, doors to bedrooms and family bathroom, airing cupboard housing hot water tank.

BEDROOM 1 12'4" x 12'10" **EN-SUITE BATHROOM** comprising low level W.C., wash handbasin, bath and separate shower unit.

BEDROOM 2 13'3" x 12'10" **EN-SUITE BATHROOM** comprising low level W.C., wash handbasin, bath with shower over.

BEDROOM 3 12'8" x 9'5" Built-in cupboards.

BEDROOM 4 9'1" x 9'1" Single built-in wardrobe.

BEDROOM 5 9'3" x 12'9"

FAMILY BATHROOM White suite comprising low level W.C., pedestal wash handbasin, bath and separate shower unit.

GARAGE Detached double garage with electric doors.

FRONT GARDEN Large gravelled driveway leading to the garage with space for parking two more vehicles, area of grassed lawn, mature trees and shrubs.

REAR GARDEN Established, attractive and of a good size, secluded rear gardens laid to lawn with shrub and flower borders, sunken BBQ area, patio, further area of lawn, half-height brick wall retaining flower border.

