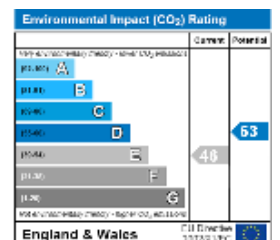
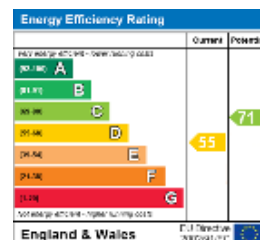




**MUTTON HALL HILL, HEATHFIELD, TN21 8NE £149,950**



**Spacious 2 Bedroom First Floor Flat**  
**Kitchen**  
**Sitting Room/Dining Room**  
**Long south-facing Balcony**  
**Modern Electric Heating, Double Glazing**  
**Garage**  
**SHARE OF THE FREEHOLD**  
**CHAIN FREE**



The property is 1 of only 12 Apartments and comprises of Entrance Hall, Inner Hall, Living Room, Kitchen, Bathroom, 2 Double Bedrooms, Garage,, Private Balcony, Communal Gardens. It has bright spacious accommodation and benefits from Modern Electric Heating, Double Glazing and a Share of the Freehold.

Located within only a few minutes walk of 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. The 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.

Lease remaining: Approx. 980 years

Maintenance: Approx. £65 per month

Council Tax Band B - 2016/2017 £1,350.05

**ENTRANCE LOBBY** Private front door to the entrance lobby, door to hallway, hatch to loft space, built-in airing cupboard.

**KITCHEN** 7'09" x 7'04" Wall and base units with complementary worksurfaces over, stainless steel sink and drainer unit with mixer tap, built-in oven with hob and extractor unit over, space for fridge/freezer, space and plumbing for washing machine, window to front.

**SITTING ROOM/DINING ROOM** 12'06" x 12'2" (17'06" max) Fireplace with electric fire, door to balcony.

**BEDROOM 1** 12'01" x 11'05" Built-in wardrobe, window to rear.

**BEDROOM 2** 10'11" x 7'07" Built-in wardrobe, window to front.

**BATHROOM** White suite comprising bath with shower over, low level W.C., pedestal wash handbasin, part-tiled walls, obscure window to front.

**GARAGE AND GARDENS** Well maintained communal gardens, single garage with up-and-over door.

