



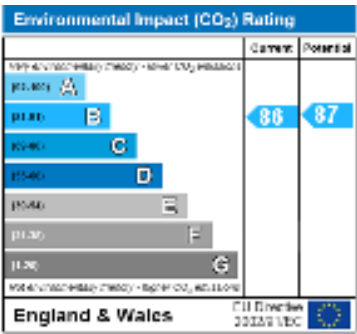
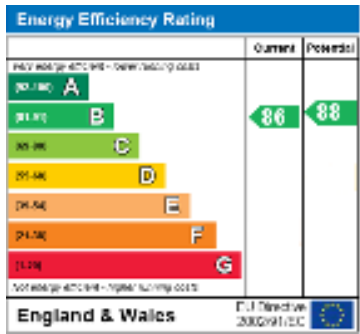
OUTSIDE Allocated parking space to the front.



**STATION ROAD, HEATHFIELD, TN21 8GA £172,000**



**2 Bedroom Ground Floor Apartment  
 South-facing Sunny Position  
 Purpose Built to a High Specification  
 Large Kitchen/Sitting Room  
 Allocated Parking  
 Gas Central Heating  
 Short walk to the Town Centre**



**MISREPRESENTATION ACT 1967** 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. The Agent will not be responsible for any verbal statement made by any member of staff, as only as a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their solicitors. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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 Tel: 01435 868020. Fax: 01435 864441. [www.westwoodsestateagents.co.uk](http://www.westwoodsestateagents.co.uk)



One of only 9 apartments built to a high specification about 10 years ago. This is a ground floor apartment in the sought after Laurel Court development. The accommodation comprises a large open plan kitchen/living room with integrated appliances, space for washing machine, two double bedrooms and a spacious bath/shower room. The flat benefits from gas central heating, UPVC double glazing, an entry phone system and allocated parking.

This modern flat is bright and sunny being in a south-facing position. Quietly located and within short walking distance of Heathfield High Street 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 area has mainline railway stations at both Stonegate and Etchingham (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.

Council Tax Band C - 2016/2017 £1,542.90

Remaining Lease - approx. 117 years

Ground Rent - approx. £250 p.a.

Maintenance - approx. £500 p.a.

**COMMUNAL ENTRANCE HALL** Secure entrance hall with entry phone system, leading to inner hallway and private front door.

**PRIVATE HALLWAY** Large storage cupboard, entry phone.

**KITCHEN/SITTING ROOM** 17'3" x 15'03" Large and sunny, south-facing, open-plan kitchen and sitting room with modern kitchen units, complimentary worksurfaces over, ceramic 1 1/2 bowl sink and drainer unit with mixer tap, built-in oven and hob with extractor over, integrated fridge, freezer and dishwasher.



**BEDROOM 1** 15'01" x 9'01"  
Built-in storage cupboard.



**BEDROOM 2** 13'06" x 8'03"



**BATHROOM** White suite comprising bath with shower over, low level W.C., wash handbasin, extractor, part-tiled walls, heated towel rail.