

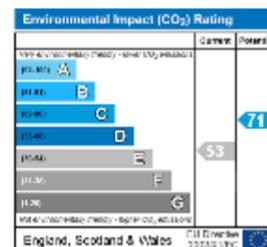
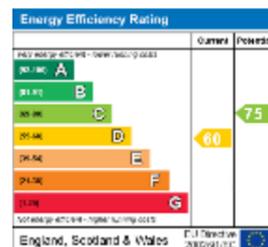


**LEEVES CLOSE, HEATHFIELD, TN21 0AW £235,000**



**3 Bedroom Semi-detached House  
Spacious Kitchen/Breakfast Room  
Good sized Sitting Room  
Garden with shed and Patio  
Walking distance to the High Street  
Gas Central Heating**

**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.

Westwoods Estate Agents. 52 High Street, Heathfield, East Sussex, TN21 8JB.  
Tel: 01435 868020. Fax: 01435 864441. [www.westwoodsestateagents.co.uk](http://www.westwoodsestateagents.co.uk)

A semi-detached house with an attractive and spacious kitchen/breakfast room, large sitting room, 3 bedrooms, family bathroom and garden with patio seating area.

#### SERVICES

Mains water, mains drainage, gas central heating

Council Tax Band C - 2019/2020 £1,766.11

Located within walking distance of the Town Centre at Heathfield with its range of shopping and banking facilities Eastbourne and Tunbridge Wells are both approximately 16 miles. Main line rail services can be found at Stonegate and Etchingam both approximately 15 minute drive with services to London in just over an hour. The area is well served with a range of well regarded primary schools and Heathfield Community College for secondary education is about a mile away.

**KITCHEN/BREAKFAST ROOM** 19'08" X 9'04" Range of units and wall cupboards, tiled floor in kitchen with vinyl pine effect flooring in dining area. Door to patio and doors through to living room.

**SITTING ROOM** 11'07" x 13'06"

**BEDROOM 1** 9'05" x 11'0" with fitted wardrobes.

**BEDROOM 2** 9'10" x 9'06"

**BEDROOM 3** 'L' shaped room 9'08" along longest wall x 6'04", large cupboard over stair well.

**FAMILY BATHROOM** White suite comprising panelled bath with shower over, vanity unit with inset basin and double cupboard under, low level W.C.

**GARDEN** Patio from dining room with steps up to decked area surrounded by a rose trellis. Brick built shed and further steps to grass area with rear gate to twitten at the back.

