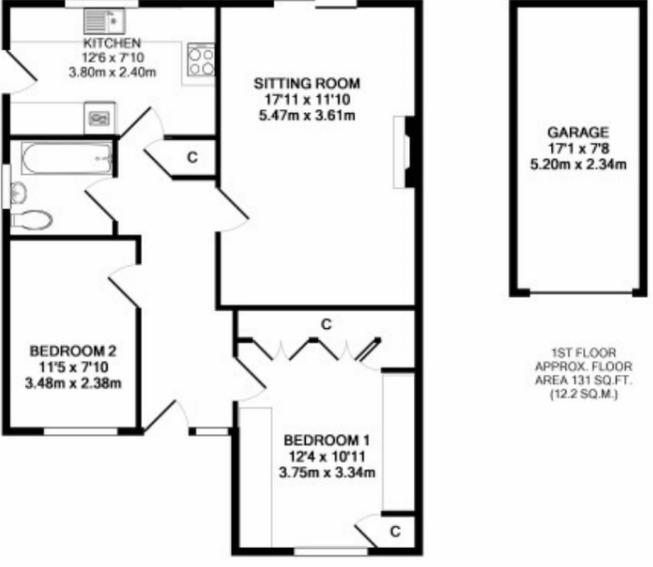




**HAILSHAM ROAD, HEATHFIELD, TN21 8AS £290,000**



GROUND FLOOR APPROX. FLOOR AREA 691 SQ. FT. (64.2 SQ. M.)  
TOTAL APPROX. FLOOR AREA 822 SQ. FT. (76.4 SQ. M.)  
What every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62019

**Attractive Semi-detached Bungalow**  
**Large Sitting/Dining Room**  
**2 Double Bedrooms**  
**Good size and private Gardens**  
**Off-road Parking**  
**Single Garage**  
**Excellent edge of town Location**  
**Views**

Energy Efficiency Rating	
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G
66	87

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G
55	87

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

A very well maintained semi-detached bungalow with accommodation comprising entrance hallway, kitchen, large sitting/dining room, 2 double bedrooms, family bathroom, good sized gardens to three sides, off-road parking and a single garage. The property also benefits from gas-fired central heating (boiler replaced 2-3 years ago), double glazing and views across the Town.

#### SERVICES

Mains gas

Mains drainage

Council Tax Band C - 2018/2019 £1,700.05

In a tucked away, private but very accessible location on the edge of Heathfield Town Centre, a short walk to the Hailsham Road range of shops and about 3/4 mile from the town centre with its range of shopping and banking facilities. 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.

**ENTRANCE HALLWAY** UPVC front door with obscure glass side panel leading to the spacious entrance hall, airing cupboard with shelving, further storage cupboard above, hatch to loft.

**KITCHEN** 13'0" x 7'10" Fitted with a good range of wall and base units with complementary worksurfaces over, built-in Neff double oven, separate electric hob with extractor over, 1 1/4 bowl stainless steel sink and drainer unit, space for fridge/freezer, space and plumbing for washing machine, cupboard housing Baxi gas-fired boiler, part-tiled walls, large window over looking the rear garden, door to the side.

**SITTING ROOM/DINING ROOM** 18'06" x 11'10" Electric coal effect fire with marble effect hearth and back, wooden mantle over, patio doors to the rear garden.

**BEDROOM 1** 12'04" x 10'10" Fitted with an extensive range of wardrobe cupboards and drawers to two sides, further fitted dressing table, window to the front.

**BEDROOM 2** 11'05" x 7'09" Window to the front.

**BATHROOM** Pale grey coloured suite comprising low level W.C., pedestal wash hand-basin, panelled bath with shower over, fully--tiled walls, heated towel rail, built-in double vanity unit with inset mirror, obscure glass window.

**PARKING AND FRONT GARDEN** Single garage with up and over door and parking to the front. Steps down to the front patio with raised flower borders, side gate to the rear garden.

**REAR GARDEN** Mainly laid to a well manicured lawn with flower and shrub borders, secure and fence enclosed with views across the town, greenhouse, steps up to a large patio seating area, garden shed, outside tap and very useful external power point.

