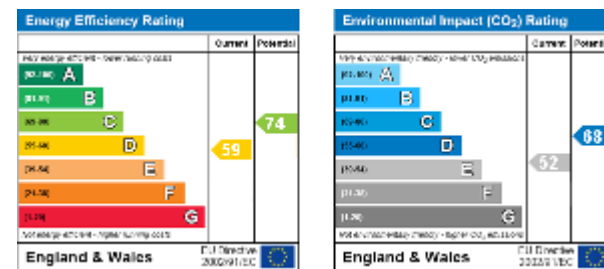




MILL RISE, HEATHFIELD, TN21 8NN, £279,950



TOTAL AREA: APPROX. 74.0 SQ. METRES (797.0 SQ. FEET)

3 Bedroom Detached Bungalow
Excellent condition
Convenient for the High Street
Gas Central Heating
Double Glazing throughout
Beautiful Gardens
Single Garage with Off-road Access

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.

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

A well maintained, light, 3 Bedroom Detached Bungalow set in lovely gardens only about a five minute walk from Heathfield High Street. The bungalow has been extremely well looked after by the current owners. It benefits from gas fired central heating (recently serviced boiler), full double glazing and cavity wall insulation.

EARLY VIEWING HIGHLY RECOMMENDED.

The property is only about a 5 minute 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 Etchingham (both of which are under a 15 minute drive away) giving services into Charing Cross in just over an hour.

There are regular bus services to the coast at Eastbourne and the spa town of Tunbridge Wells which are both about 15 miles away.

Council Tax Band D - 2016/2017 £1,735.77

ENTRANCE HALL Double glazed front door into light and spacious Entrance Hall. Window to side, airing cupboard, cupboard housing consumer unit, alarm control box.

SITTING ROOM 18' x 12'4" Gas coal effect fire, wall light points, window to the front.

GARAGE There is an off-road area which gives access to the single Garage with up and over door, power connected.





KITCHEN 10'10" x 9'11" Very well fitted with comprehensive range of base and eye level units with complimentary worktops, space for electric slot in cooker, space for fridge/freezer, space and plumbing for washing machine, 1 1/2 bowl stainless steel sink and drainer unit, part-tiled walls, under counter lighting, window to side, door to side.



BEDROOM 1 11'10" x 11'6" Window to rear.

BEDROOM 2 11'x 10'11" Window to rear.



BEDROOM 3 8' x 7'9" plus full width range of built-in wardrobe cupboards, window to side.



BATHROOM Quality white suite with panelled bath and electric shower over, pedestal wash basin, low level WC, part-tiled walls, window to side.



GARDENS The Bungalow stands in the centre of its own plot. Some steps and a pathway to the front go through the Front Gardens to the front door. There is then access to the well stocked and private Rear Gardens which are a particular feature of the property.

