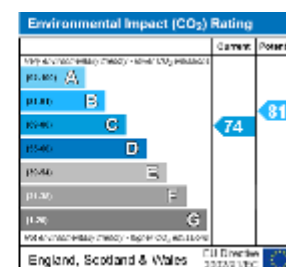
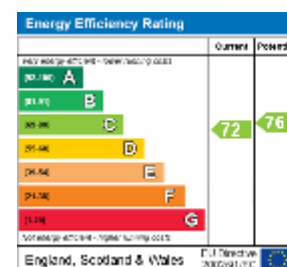
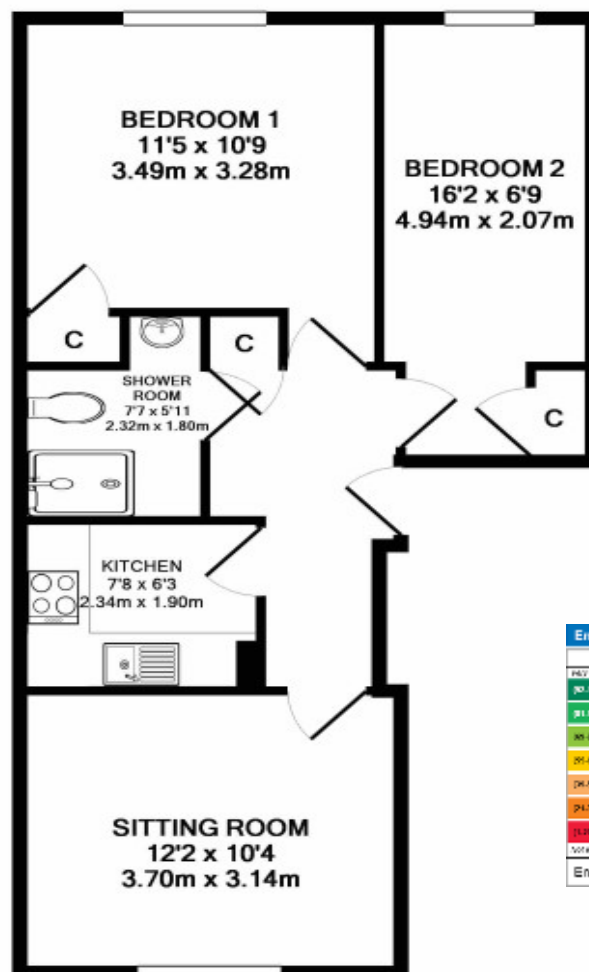




CHERWELL ROAD, HEATHFIELD, TN21 8JF £155,000



TOTAL APPROX. FLOOR AREA 519 SQ.FT. (48.2 SQ.M.)

Whilst 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
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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.

2 Bedroom Ground Floor Flat
Large and light rooms
Modern fitted Kitchen
Sitting Room with views
Allocated Parking
Short walk to the High street

NO ONWARD CHAIN

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

A spacious, light and sunny ground floor flat with accommodation comprising communal entrance hall, private entrance hall, kitchen, sitting room, 2 bedrooms, and a shower room. Outside is the car park with 1 allocated parking space and communal garden area. The property benefits from UPVC double glazing, gas central heating, ample power and telephone points.

SERVICES
Mains water
Mains drainage
Mains gas
Council Tax Band B - 2019/2020 £1,545.35
Lease remaining: 107 years approx.
Ground rent: £75 p.a.
Maintenance and service charge: £140 p.m.

The property is about 100 yards 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 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 HALL Communal entrance with security key coded door, private front door to the spacious hallway, linen cupboard.

KITCHEN 7'08" x 6'03" Modern wall and base units with complementary work surfaces over, stainless steel sink and drainer unit with mixer tap, built-in electric oven, new halogen hob (to be fitted), extractor fan over, space and plumbing for washing machine, space for under counter fridge, wall-mounted central heating boiler.

SITTING ROOM 12'01" x 10'03" Window to the front with views to Heathfield Park.

BEDROOM 1 11'05" x 10'09" (plus door recess) Built-in wardrobe cupboard with shelf and hanging, window to the rear.

BEDROOM 2 16'08" x 6'09" Large built-in cupboard, window to the rear.

SHOWER ROOM White suite comprising low level W.C., pedestal wash handbasin, double shower cubicle with plumbed-in shower unit, mirror with light over, tiled floor.

CAR PARKING AND GARDENS Well maintained communal gardens, allocated parking space and visitors' parking.

