



**ALEXANDRA ROAD, HEATHFIELD, TN21 8EB, £115,000**



Energy Efficiency Rating		Current	Potential
<small>How energy efficient is your property?</small> <small>100-100% A</small> <small>75-100% B</small> <small>50-75% C</small> <small>35-50% D</small> <small>20-35% E</small> <small>5-20% F</small> <small>0-5% G</small> <small>100-100% A</small> <small>75-100% B</small> <small>50-75% C</small> <small>35-50% D</small> <small>20-35% E</small> <small>5-20% F</small> <small>0-5% G</small>			
		54	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<small>How environmentally friendly is your property?</small> <small>100-100% A</small> <small>75-100% B</small> <small>50-75% C</small> <small>35-50% D</small> <small>20-35% E</small> <small>5-20% F</small> <small>0-5% G</small> <small>100-100% A</small> <small>75-100% B</small> <small>50-75% C</small> <small>35-50% D</small> <small>20-35% E</small> <small>5-20% F</small> <small>0-5% G</small>			
		34	50
England & Wales		EU Directive 2018/1379/EC	

**1 Bedroom Semi-Detached Retirement Bungalow**  
**Large Sitting/Dining Room**  
**Well fitted Kitchen**  
**Residents' & Visitors' Parking**  
**UPVC Double Glazing**  
**Well tended Communal Gardens**  
**CHAIN FREE**

**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.  
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A well presented semi-detached retirement bungalow in a sought-after location with accommodation briefly comprising hallway, large sitting/dining room, kitchen, bedroom, shower room, residents' and visitors' parking, communal gardens.

The property is about 3/4 of a mile from Heathfield Town Centre with its range of shopping and banking facilities.

The are mainline railway stations at both Stonegate and Etchingham (both of which are under a 15 minute drive) giving services into Charing Cross in just over an hour.

The coast at Eastbourne and the spa town of Tunbridge Wells are both approx. 15 miles away to which there are regular bus services with bus stops to both directions close by.

Remaining Lease: 67 years (expires 2086)

Maintenance: £593.07per quarter

Ground rent: £21.25 per quarter

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

Qualifying age only 55 years.

There is a part-time warden on the development which minimises maintenance costs and this is backed up well with Careline facilities, intercom and pull cords in all rooms.

There is also a residents' laundry room on site if required.

**HALLWAY** 8'02" x 6'04" UPVC front door to the hallway, mirrored double storage cupboard, loft hatch.

**KITCHEN** 10'01" x 5'09" Range of modern wall and floor units with complementary worksurfaces over and under-cupboard lighting, stainless steel sink and drainer unit with mixer tap, built-in electric cooker with hob and extractor over, space for upright fridge/freezer, part-tiled walls, window to side overlooking communal gardens.



**SITTING/DINING ROOM** 12'11" x 11'08" Light and spacious double aspect room, electric fire set in marble surround with wooden mantle over, BT phone point, windows to the front and side.



**BEDROOM** 14'07" x 10'09" Spacious room with large range of fitted wardrobes, window to the side overlooking communal gardens.

**SHOWER ROOM** 10'08" x 5'06" White suite comprising low level WC, pedestal wash handbasin, double size shower cubicle with plumbed-in shower unit, obscure glazed window to rear, airing cupboard housing modern hot water cylinder and shelving.

