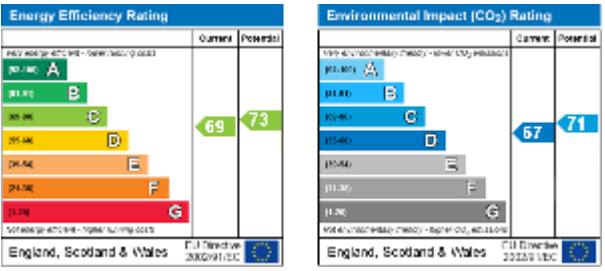




**CHERWELL ROAD, HEATHFIELD, TN21 8JU £185,000**



**Purpose built Ground Floor Flat**  
**2 Double bedrooms**  
**Large Kitchen**  
**Garage**  
**Small Garden**  
**Views to the South Downs**  
**Close to the High Street**  
**Excellent order throughout**  
**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 large and airy ground floor flat within a couple of minutes walk of Heathfield High Street. This is a very well presented purpose built (one of only 6) two bedroom flat and in addition there is a garage & rear garden, slightly offset from the rear of flat.

The accommodation comprises:

Large kitchen.

Good sized living room with electric stone effect fire inset into wall.

2 Double bedrooms.

Double glazing throughout.

Large decked area to the front with views to the South Downs.

**SERVICES**

Mains water and drainage

Gas central heating

Council Tax Band B - 2018/2019 £1,487.54

Lease 974 years remaining

Maintenance and Ground Rent (combined) approx. £35 per month.

The property is about 150 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** From the front decking there is a private front door to the flat which leads to a spacious entrance hall.

**KITCHEN/DINING ROOM** 13'03" x 11'05" A large room with sink and drainer unit, built-in oven, space for upright fridge/freezer, space and plumbing for washing machine. There is plenty of space for a table and chairs and a window to rear.

**SITTING ROOM** 12'10" x 12'04" Window to the front and modern electric coal-effect fire inset into wall.

**BEDROOM 1** 13'05" x 12'11"

**BEDROOM 2** 12'10" x 9'11"

**BATHROOM** Low level W.C., pedestal wash basin. large shower cubicle, heated towel rail and window to rear.

**GARAGE** Single garage in a block with walkway to the flat, area for waste bin storage.

**GARDEN** There is a small garden to the rear slightly offset from flat, pathway from the front.

