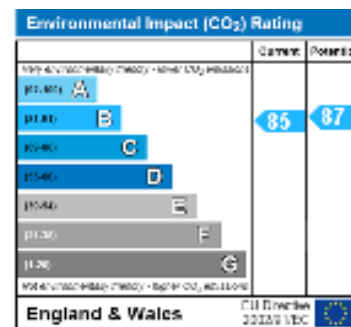
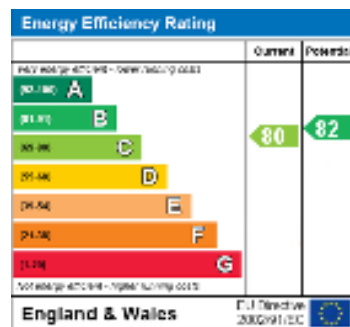


BATHROOM White suite comprising panelled bath with shower over, low level hidden cistern W.C., wash hand basin, fully tiled walls and floor.



STATION ROAD, HEATHFIELD, TN21 8GA £164,950



2 Bedroom Ground Floor Apartment
Previously the Show Flat
Purpose Built to a High Specification
Large Kitchen/Sitting Room
Allocated Parking
Gas Central Heating
Short walk to the Town Centre

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 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

One of only 9 apartments built to a high specification about 10 years ago. This is a ground floor apartment which was previously the show flat in the sought after Laurel Court development. The accommodation comprises a large open plan kitchen/living room with integrated appliances, two double bedrooms and a spacious shower room. The flat benefits from gas central heating, UPVC double glazing, an entry phone system and allocated parking.

Quietly located and within short walking distance of Heathfield High Street 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.

The 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.

Council Tax Band C - 2016/2017 £1,542.90

Remaining Lease - approx. 117 years

Ground Rent - approx. £250 p.a.

Maintenance - approx. £500 p.a.

HALLWAY Private front door to the hallway, large storage cupboard.

KITCHEN/SITTING ROOM 17'1" Large sitting room with kitchen area, built-in fridge/freezer, dishwasher, cooker and hob with extractor over.



BEDROOM 1 14'4" x 9'2"
Double room with built-in single wardrobe and space for freestanding wardrobe.



BEDROOM 2 14'7" x 8'5"
Double room with window to the side.