

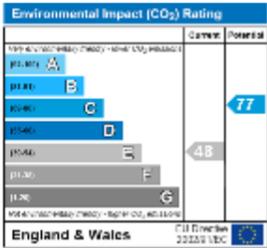
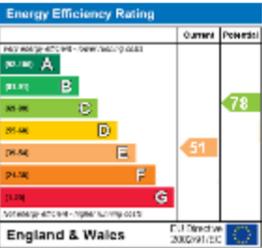


**SANDY CROSS LANE, HEATHFIELD, TN21 8QH, £379,950**



Total Approx Internal Area 122.33 sq. m / 1316.29 sq. ft

Measured to the standards as described by the RICS code of measuring practice  
For identification purposes only, do not scale. Compass orientation approximate



- 3 Bedroom Semi-Detached Cottage**
- 3 Reception Rooms**
- Sitting Room with wood burning stove**
- Gas Central Heating**
- UPVC Double Glazing**
- Parking for 2 Vehicles**
- Peaceful Location**

**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](http://www.westwoodsestateagents.co.uk)

An attractive semi-detached cottage, set over three storeys, tucked away in a pretty and peaceful no-through lane. The accommodation comprises hallway, cloakroom, kitchen, dining room, sitting room, study, 3 bedrooms, family bathroom, driveway and large rear gardens. The original part of the cottage is believed to be 100 years old with later additions and the whole benefits from UPVC double glazing, gas central heating and superb far-reaching views.

In a semi-rural location on the outskirts of town. The property is about a mile 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.

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

**HALLWAY** New composite front door, wood laminate flooring, window to front.

**CLOAKROOM** White suite comprising low level W.C., corner wash hand basin, window to side, hatch to loft area.

**KITCHEN** 12'03" x 9'06" Modern fitted base and wall units with wooden worksurfaces over, Belfast sink with mixer tap, built-in electric oven with gas hob and extractor over, spaces for under-counter fridge and freezer, space and plumbing for dishwasher and washing machine, part-tiled walls, wood-effect vinyl flooring, window and door to front.



**REAR GARDEN** A particular feature of the property being approx. 100 feet in length with many mature trees, shrubs and flower borders, paved patio seating area, lawn with far-reaching views to the distance, winding pathway to lower decked seating area leading to fruit garden, various plants including raspberry, rhubarb, wild strawberries and a selection of herbs, compost bins, greenhouse and garden shed. The whole garden is fence and hedge enclosed, private and secure.





BEDROOM 2 12' x 9'04" (narrowing to 6'11") Double aspect with far-reaching views.



BATHROOM 9'07" x 7'08" Modern white suite comprising low level W.C., pedestal wash hand basin, bath with plumbed-in shower over, heated ladder towel rail, 2 obscure glass windows, part-tiled walls, large airing cupboard with shelving and combi boiler.



DINING ROOM 15'02" (max) x 12' Double opening glazed doors to sitting room, under stairs shelving/bookcase, further fitted bookcase, stairs rising to first floor.

## SECOND FLOOR



LANDING Hatch to loft space.

BEDROOM 3 17' (max) x 14'11" Double aspect with far-reaching views, large eaves storage with light.





**SITTING ROOM** 15' x 11'10" Attractive brick fireplace and hearth with wooden beam over, woodburning stove, gas point, French doors to rear garden.



**STUDY** 11'07" x 6'01" Sliding doors to the rear garden and window to the side.

**FIRST FLOOR**

**LANDING** Stairs rising to second floor.



**BEDROOM 1** 15'01" x 11'10" Window to the rear over-looking garden and with far-reaching views.

