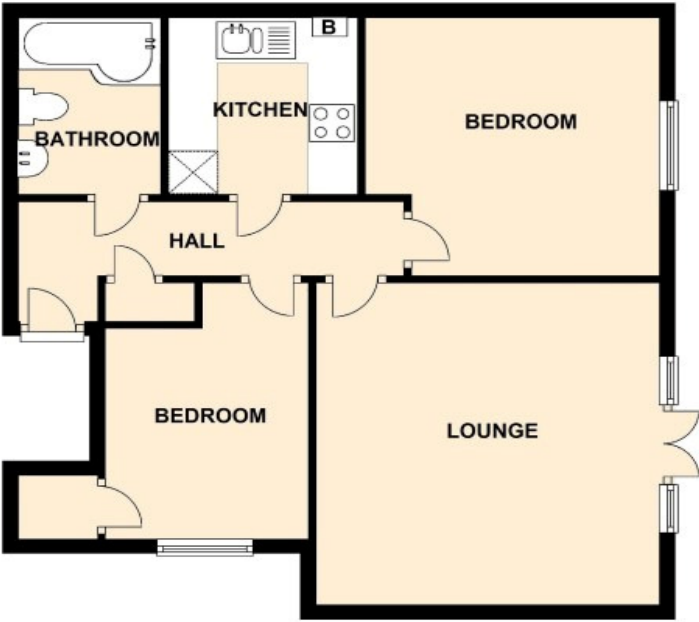


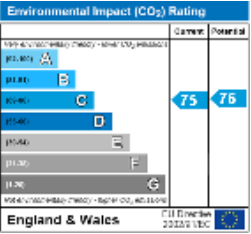
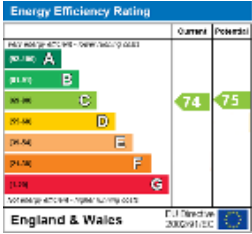
BATHROOM Modern and attractive white suite comprising panelled bath with plumbed-in shower over, low level W.C., pedestal wash handbasin, Karndean flooring, shaver point, part-tiled walls, extractor.



GARDENS AND PARKING Fence enclosed private garden laid to lawn with a paved patio seating area, wooden gate. One allocated parking space.



TOTAL AREA: APPROX. 56.0 SQ. METRES (602.8 SQ. FEET)



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.



HARLEY LANE, HEATHFIELD, TN21 8GD £182,500



2 Bedroom Ground Floor Flat
Modern Kitchen and Bathroom
Sitting Room/Dining Room
Private Garden
Allocated Parking
Gas Central Heating
UPVC Double Glazing
CHAIN FREE

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

A light and spacious ground floor flat in this attractive, purpose built apartment block which was built to a high specification only a few years ago. The property has two good sized bedrooms and unusually for a flat has its own private garden. There is allocated parking, visitors parking, full gas central heating and UPVC double glazing. Early viewing is considered essential in order to secure this rarely available apartment.

Within a few moments walk of the local shops in Hailsham Road. Heathfield Town Centre with its more extensive shopping and banking facilities is about 1/2 a mile away. The area is well served with a range of highly regarded state and private schools. There are buses from Hailsham Road to Tunbridge Wells and the coast at Eastbourne - both about 15 miles away. There are mainline stations at Stonegate and Buxted, both being about a 10 minute drive and offering services to London in just over an hour.

Council Tax Band C - 2016/2017 £1,542.90
Lease Remaining: Approx 120 years
Maintenance and Ground Rent (to include Buildings Insurance): Approx. £988 p.a.

COMMUNAL ENTRANCE HALL Security coded front door to the communal entrance hall, door to a small inner hallway with private front door to flat.

HALLWAY Private front door with entryphone system, cloaks cupboard.

KITCHEN 7'08" x 7'06" Modern kitchen with a range of fitted wood effect wall and floor storage cupboards, complementary worksurfaces over, stainless steel sink and drainer unit with filtered water mixer tap, under-cupboard lighting, built-in electric oven with gas hob and extractor over, space for fridge/freezer, space and plumbing for washing machine and slimline dishwasher (appliances negotiable), part-tiled walls, Karndean flooring, wall-mounted Glow worm gas-fired boiler.



SITTING ROOM/DINING ROOM 14'04" x 14'02" Double opening French doors to garden, windows to either side.



BEDROOM 1 12' x 11'05"
Window overlooking rear garden.



BEDROOM 2 11'04" x 7'10"
Window to side, built-in wardrobe cupboard.