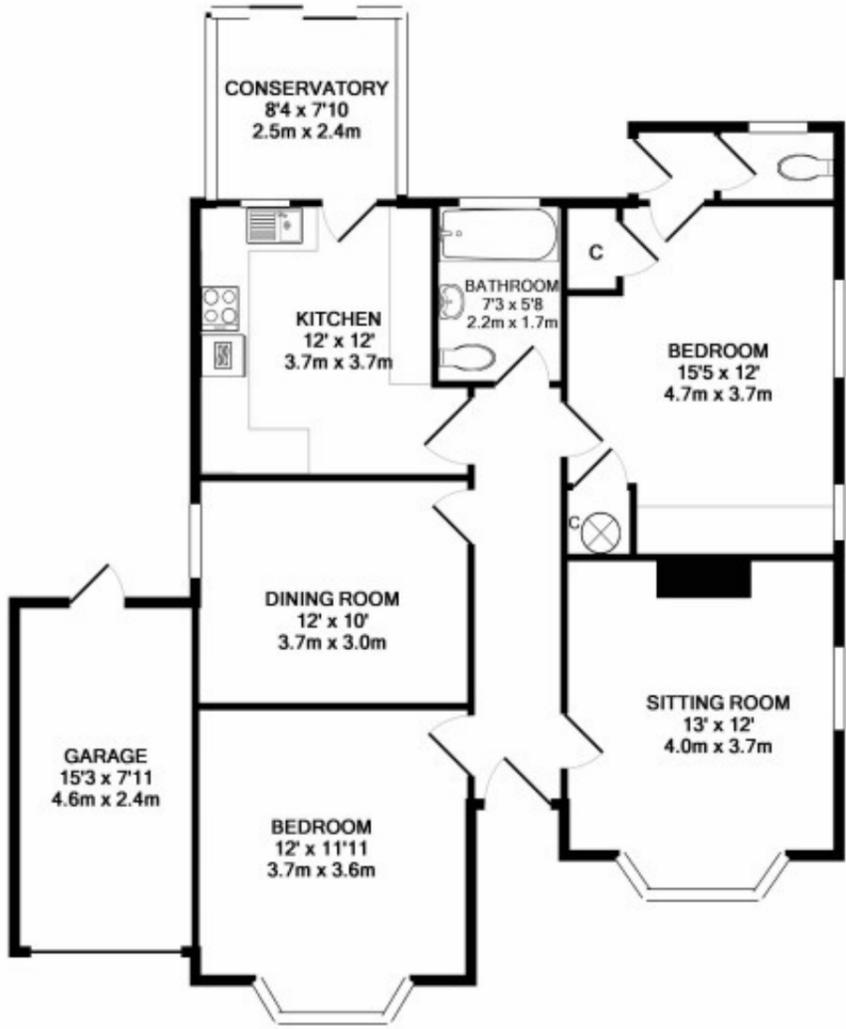




GREEN LANE, HEATHFIELD, TN21 8EW, £375,000



TOTAL APPROX. FLOOR AREA 1088 SQ.FT. (101.1 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Detached Bungalow
 3 Double Bedrooms
 Kitchen/Breakfast Room
 Sunroof
 Secluded, good-sized Gardens
 Driveway and Garage**

Energy Efficiency Rating	
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G
61	85

England & Wales
 EU Directive
 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G

England & Wales
 EU Directive
 2002/91/EC

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.

NO ONWARD CHAIN

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

A bright, well presented bungalow in a non-estate location with very good sized accommodation. The bungalow has a sunny aspect and enjoys far reaching views to the coast. The gardens are a particular feature of the property being well stocked, fence enclosed and secluded. The front driveway has ample parking in front of the garage.

The property is about 3/4 of 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.

There are mainline railway stations at both Stonegate and Etchingham (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 D - 2016/2017 £1,735.77

ENTRANCE HALL From the driveway a short path leads to the enclosed entrance porch with the front door into the spacious entrance hall with a loft ladder giving access to the loft hatch.

Agents Note: this is a generous space which has excellent potential for extension and development subject to the necessary planning consents.

SITTING ROOM 14'6" x 12' A light double aspect room, with views to the side towards the coast, bay window to the front. Fireplace that is currently sealed but the owners advise that it could be reopened. Currently the chimney breast has an attractive surround and mantle.



REAR GARDENS There is access on both sides of the bungalow to the rear garden. This is well stocked with a range of flowering plants and shrubs. There is an attractive **SUMMERHOUSE** and seating area. The whole garden is secluded, hedge and fence enclosed.



KITCHEN/BREAKFAST ROOM 12'7" x 10'8" Well fitted with range of base and eye level units with complimentary worktops. 1 1/2 bowl acrylic sink and drainer unit, gas hob with extractor over, built-in electric oven, space and plumbing for dishwasher and washing machine, space for under-counter fridge, space for upright fridge/ freezer, part-tiled walls, door into sunroom/conservatory.

SUNROOM/CONSERVATORY 8'6" x 7'10" Glazed above low level wall, polycarbonate roof, sliding doors to rear garden.



MASTER BEDROOM 14'6" x 12' Range of mirrored wardrobe cupboards. Bay window to the front.



BEDROOM 3/DINING ROOM 12'9" x 10' Currently used as a dining room with a window to the side.



BEDROOM 2 15'5" x 12'4" A fully self contained room with a window to the side. Along one wall there is a range of units with concealed sink unit, wall mounted boiler, storage cupboard. Door into a rear lobby with doors into the back garden and the CLOAKROOM with obscure glass window to the back garden and low level WC.



BATHROOM Recently refitted with white suite of bath with electric shower over, wash basin and low level WC. Obscure glass window to the rear.

FRONT GARDENS
The front of the property is enclosed from the lane by low level fencing and double gates. The driveway leads to the single GARAGE. To the side of the driveway the front garden is mainly laid to lawn bordered by established shrubs.

