

MILL CLOSE, HEATHFIELD, TN21 0XB, £319,950



Attractive Semi-Detached House Beautifully presented Sitting Room and Dining Room Kitchen/Breakfast Room 3/4 Bedrooms Garage and Gardens Easy walk to the High Street

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 upon the request. **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 given is correct. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is effort 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

This is a superbly presented semi-detached house offering spacious accommodation. In immaculate condition throughout, the property has benefited from a recently refitted kitchen and bathroom. Early viewing is advised by the owners agents to fully appreciate this house.

Within only a couple of minutes walk of the High Street of the market town of Heathfield with its good range of independent shops, restaurants and banking facilities and yet in a quiet location enjoying a south westerly aspect and superb views across the valley towards Mayfield.

The area is well served with a range of state and private schools. Trains to London are available at both Stonegate and Buxted (both about 7 miles away) with train times of just over an hour.

Tunbridge Wells is about 14 miles to the North, Eastbourne about 10 miles South and Brighton is about 25 miles away.

Council Tax Band D - 2016/2017 £1,735.77

ENTRANCE HALL A short path leads to the front door and into the entrance hall. Here stairs rise to the first floor and there is a door into the cloakroom.

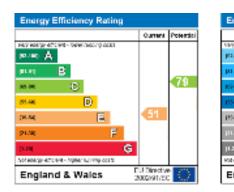
CLOAKROOM Low level WC., wall-mounted handbasin with tiled splashback, obscure glass window to the front.

SITTING ROOM/DINING ROOM

SITTING ROOM 15'8" x 14'3" Fireplace with fitted gas-fired stove in brick hearth with wooden mantle, bay window to the front, wood laminate flooring, open into DINING ROOM 9'11" x 8'10" Outlook to rear garden, understairs storage cupboard, door to Kitchen/Breakfast Room.







ZND FLOOP PROX. FLOOP AREA 264 SO FT (24.5 SQ.M.

invironmental Impact (CO ₂) Rating		
	Carrent	Potential
унализатичный синосу - конет слод наказыст с. когу - Ду		
ING B		
ee C		78
540		
540 E	45	
1.80) F		
* G		
econocentaes creater - tighty col, etc. 100%		
	U Directie DIAN VEC	





MASTER BEDROOM 14'8" x 12'5" Window to the side with stunning views, large eaves storage areas.

FRONT GARDEN Mainly laid to lawn with a dwarf wall to the pavement and with side access to the rear garden.

REAR GARDEN Again mainly laid to lawn and hedge and fence enclosed, immediately behind the house is a good sized patio area. The garden enjoys a sunny south westerly aspect.

GARAGE En bloc - very near to the property. The middle one of three with an up and over door.









KITCHEN/BREAKFAST ROOM

19'3" x 8'2" Superbly refitted with range of modern, quality base and eye level cupboards and complimentary worktops, Space for range cooker, Space for American style fridge freezer, undercounter lighting, breakfast bar, space and plumbing for washing machine, 1 1/2 bowl sink and drainer unit, window overlooking the back garden, double opening doors to the side patio and garden.



FIRST FLOOR LANDING Stairs from the hall rise to the landing with a window to the side enjoying far reaching views.

BEDROOM 2 12'1"x 10'9" A light, double room, fitted wardrobe cupboard, aspect to the front.

BEDROOM 3 11'x 10' Fitted wardrobe cupboard, airing cupboard with hot water tank and slatted shelving, aspect over rear garden.

BEDROOM 4/DRESSING ROOM 8'9" x 6'5" (max) Currently used as a dressing room and ideal as a study or nursery, window to the front, stairs to second floor.

BATHROOM Recently refitted with suite of 'whirlpool' bath, electric shower over, low-level WC., pedestal basin, tiled walls, obscure glass window to the rear.