



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**

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Westwoods Estate Agents. 52 High Street, Heathfield, East Sussex, TN21 8JB.
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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.



Energy Efficiency Rating		
	Current	Potential
100 kWh/m² or less		
91-100 kWh/m²		
81-90 kWh/m²		
71-80 kWh/m²		
61-70 kWh/m²		70
51-60 kWh/m²	51	
41-50 kWh/m²		
31-40 kWh/m²		
21-30 kWh/m²		
1-20 kWh/m²		

England & Wales EPC Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
100 g/kWh or less		
91-100 g/kWh		
81-90 g/kWh		
71-80 g/kWh		
61-70 g/kWh		78
51-60 g/kWh	45	
41-50 g/kWh		
31-40 g/kWh		
1-30 g/kWh		

England & Wales EPC Directive 2002/91/EC



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.



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





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.