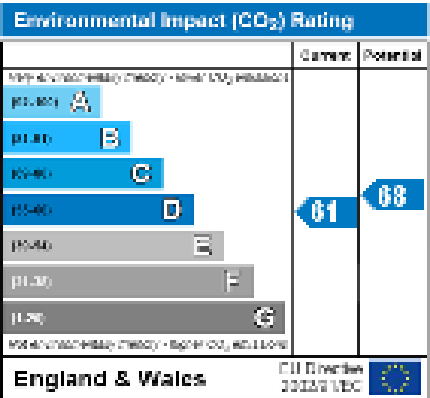
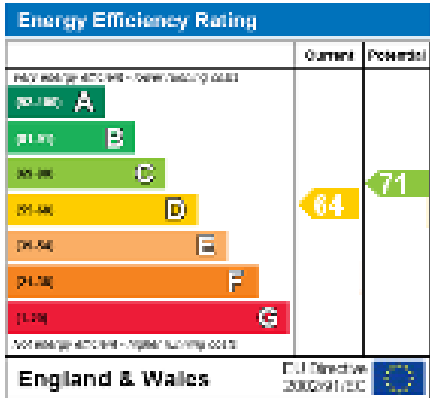




FIRGROVE ROAD, CROSS IN HAND, TN21 0SU, £425,000



Beautifully Presented  
Detached Bungalow  
2 Double Bedrooms  
Large Gardens  
Garage and Driveway  
Lapsed P/P for 3 Further Bedrooms

NO ONWARD CHAIN

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)

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A superbly presented detached bungalow with 2 double bedrooms and lapsed P/P for 3 further bedrooms and an en-suite bathroom in the loft. With a large garden, and views towards the South Downs and the coast. Garage and driveway.

Situated in a semi rural lane a few minutes walk from the centre of Cross in Hand with its range of shops for day to day needs. The bungalow is about a mile from the market town of 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 C - 2017/2018 £1,610.77

**ENTRANCE HALL** A good size with tiled floor, loft access via pull down ladder, cloaks hanging cupboard, door into kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM** 12'8" x 12'6" Double aspect with windows to the front and side, lovely range of high quality base and eye level units, glass fronted display cabinets, 1 1/2 bowl ceramic sink and drainer unit, large larder cupboard, space for table, space for upright fridge/freezer, built-in DeLonghi electric oven with gas hob over, space and plumbing for washing machine, part-tiled walls.





**GARDENS** The rear garden is principally laid to lawn but with extensive beds and borders containing a variety of plants and flowering shrubs. To the side is a further fence enclosed garden. There is access to the front of the bungalow via a pathway. The whole garden is well maintained, is hedge and fence enclosed of a good size and enjoys the fantastic views.



**SITTING ROOM** 16'7" x 12'6" French double opening doors to the decking and garden, enjoying the far reaching views, wood burning stove in quarry tiled hearth with yew mantle.





BEDROOM 1 12' x 9'2" Window overlooking rear garden, built-in cupboard with shelving.



BATHROOM Well appointed with white suite comprising bath with thermostatic shower over, pedestal wash basin, low level WC., heated towel rail, part-tiled walls, obscure glass window to the front.



BEDROOM 2 11' x 8'2" Built-in cupboard housing wall mounted gas fired boiler, range of shelving, window to the side.



GARAGE AND DRIVEWAY The driveway affords parking for a number of vehicles and leads to the single garage with up and over door. There is a personal door to the back leading to the rear garden.

