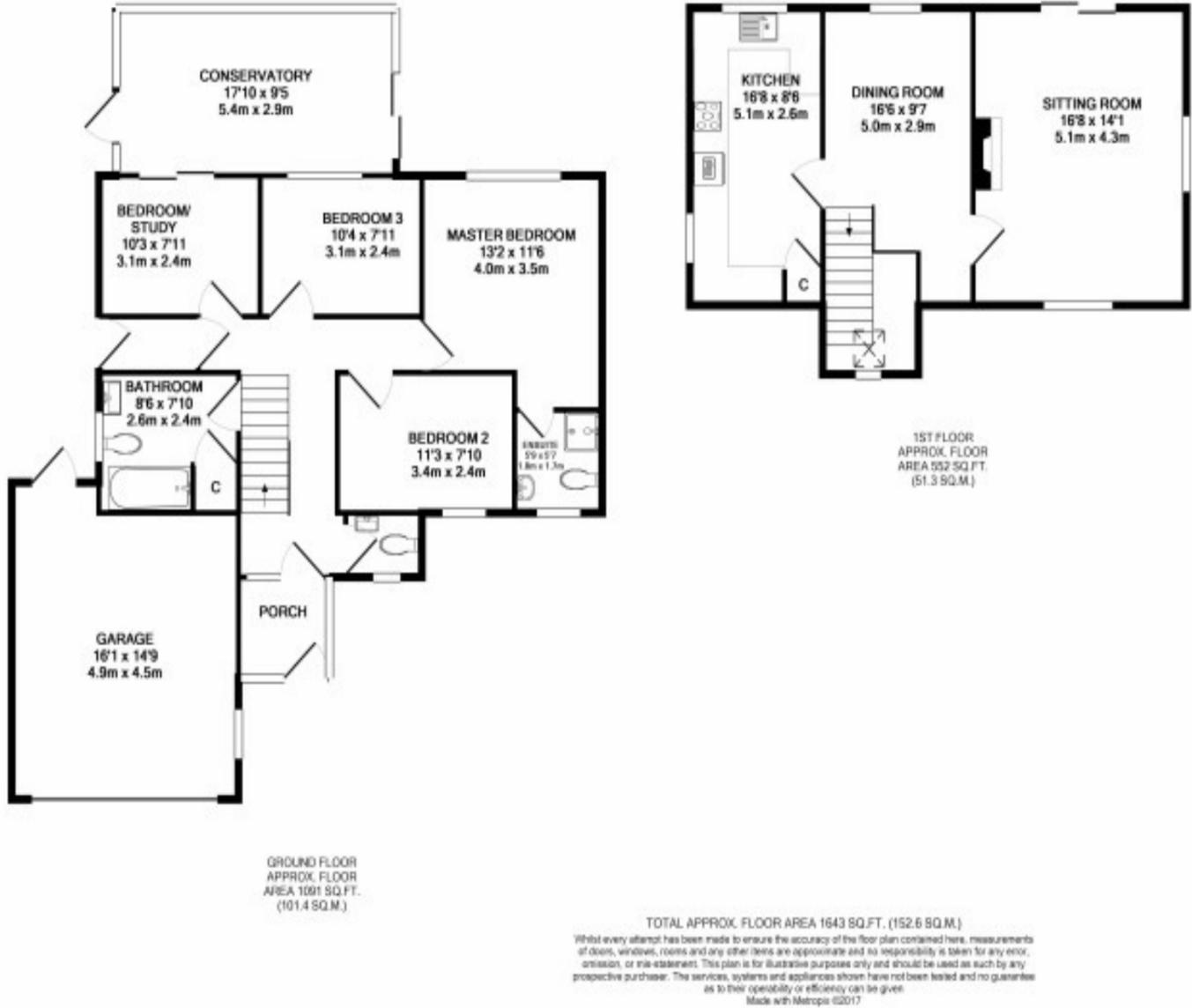
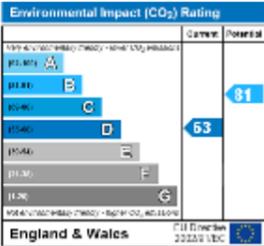
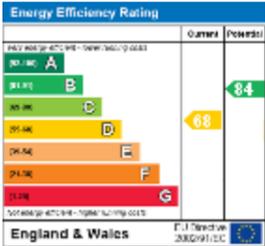




RIDGEWAY CLOSE, HEATHFIELD, TN21 8NS, £350,000



Detached non-estate House
4 Bedrooms
3 Reception Rooms
Large Kitchen/Breakfast Room
Stunning southerly Views
Double Garage with electric door
Easy walk of High Street
Far reaching views to the coast



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.

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

A fantastic opportunity to purchase an individual 4 bedroom detached house within walking distance of the high street. The living accommodation is on the first floor and from the sitting room there is a balcony to fully benefit from the views towards the coast.

There is a large and well fitted kitchen/breakfast room as well as 4 bedrooms and a conservatory. Outside the gardens are to the side and rear of the property and although this is a large property already there is scope to further extend/develop at the side. There is a double garage with electrically operated roller door and parking on the driveway for at least 4 cars. The property also benefits from UPVC double glazing and gas central heating.

SERVICES: Mains water, mains drainage, mains gas.

Council Tax Band E - 2019/2020 £2,428.39

The property is about 1/3 of a mile from Heathfield town centre with its range of shopping and banking facilities. The High Street can easily be reached on foot from a twitten in the lane which goes directly to the High Street and makes it only about a 5 minute walk. 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.

ENTRANCE PORCH UPVC front door to inner door.

ENTRANCE HALL Steps down to lower level, door to cloakroom, stairs to first floor.

CLOAKROOM Low level W.C., wash handbasin.

BEDROOM 1 15'05" x 11'05"

Window to the rear.

EN-SUITE SHOWER ROOM with low level W.C., wash handbasin and separate shower cubicle.



DRIVEWAY AND GARAGE Driveway providing off-road parking for at least 4 vehicles, double garage with electric roller doors, side garden laid to lawn with mature trees and shrubs. Pathway leading to gated rear garden.



REAR GARDEN Attractive and private rear garden mainly laid to lawn with mature trees and shrubs, paved patio seating area, pathway to screened garden shed, greenhouse, views.



BEDROOM 2 10'07" x 8'06" Sliding doors to the conservatory.

BEDROOM 3 10'5" x 7'11" Window into the conservatory.

BEDROOM 4 11'05" x 7'10" Window to the front.

BATHROOM Coloured suite comprising panelled bath with hand-held shower unit, wash handbasin and W.C., airing cupboard.

CONSERVATORY 17'09" x 9'05" Doors either end to the garden.



FIRST FLOOR

KITCHEN/BREAKFAST ROOM 16'10" x 9'08" Ample, fitted wall and base units with worksurfaces over, 1 1/2 bowl stainless steel sink and drainer unit, built-in double electric oven, gas hob with extractor over, undercounter fridge and freezer, spaces and plumbing for dishwasher and washing machine, windows to the side and rear, far reaching views.



DINING ROOM 17'04" (max) x 10' Window to the rear with far reaching views.



SITTING ROOM 16'10" x 14' Gas fired "woodburner style" stove in Yorkstone fireplace, windows to the rear and side, views, patio doors to the balcony.

