



**MUTTON HALL LANE, HEATHFIELD, TN21 8NT, £275,000**

EPC TO BE CONFIRMED



**Deceptively Spacious Detached New Build  
2 Double Bedrooms and Nursery/Study  
Large L-shaped Kitchen/Breakfast Room/  
Sitting Room  
Cloakroom and Family Bathroom  
Off-road Parking  
Private Rear Garden  
Excellent Location  
Short walk to the Town Centre**

**NO ONWARD CHAIN**

PLEASE NOTE: 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. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances remaining have not been tested and no warranty can be given or implied as to their working condition. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific and requested written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

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An attractive and newly constructed detached house with accommodation comprising, hallway, cloakroom, L-shaped and open plan kitchen/dining room/sitting room, 2 double bedrooms, nursery/study, family bathroom, off-road parking and garden. The property benefits from UPVC double glazing and gas central heating and carpets.

The property is situated approximately 1 mile by car from Heathfield Town Centre though there is a twitten walk through to Mutton Hall Hill and the High Street. Heathfield town centre provides a variety of shopping, eating 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 stations at both Stonegate and Etchingam (both of which are approx 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 - TBC

ENTRANCE HALL 12'05" x 7'03" (max) UPVC front door to the entrance hall, stairs rising to the first floor.

CLOAKROOM White suite comprising closed cistern low level W.C., wash handbasin set in to vanity unit, wood effect flooring, obscure window.

KITCHEN 12'02" x 8'05" Ample range of modern wall and base units with complementary worksurfaces over, built-in eye-level electric oven, inset electric hob with extractor over, stainless steel sink and drainer unit with mixer tap, built-in dishwasher, space for American style fridge/freezer, space and plumbing for washing machine, wall-mounted gas-fired boiler, window to the front, wood-effect flooring.



CLOAKROOM

**DRIVEWAY AND GARDEN** Driveway providing off-road parking for two vehicles, steps to the front door, gated side access to the rear garden which is laid to lawn, paved patio area, wall and fence enclosed.



**DINING AREA/SITTING ROOM** 18'09" x 11'07" Light and spacious open-plan dining area and sitting room, window and patio door to the garden.



FIRST FLOOR LANDING Window to the side, hatch to loft.



BEDROOM 2 11'11" x 11'09" Window to the front.



BEDROOM 1 11'11" x 11'09" High sided window to the side and feature large ceiling lantern window.



NURSERY/STUDY 7'09" (over stairs) x 6'04" Window to the front.

BATHROOM 7'09" x 6'05" Modern white suite comprising shaped and panelled bath with glass shower screen to one end, vanity unit washbasin with waterfall tap and storage cupboard under, low level W.C., part-tiled walls, wood-effect flooring, obscure window.

