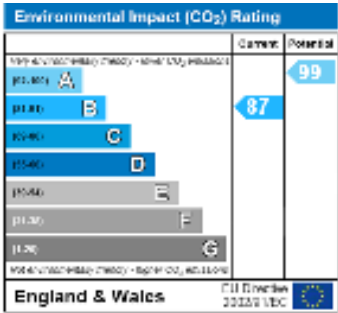
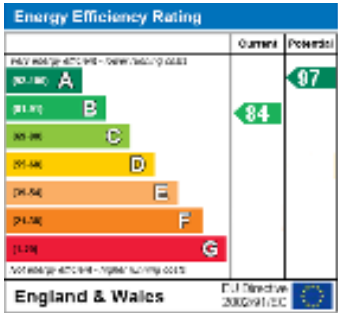
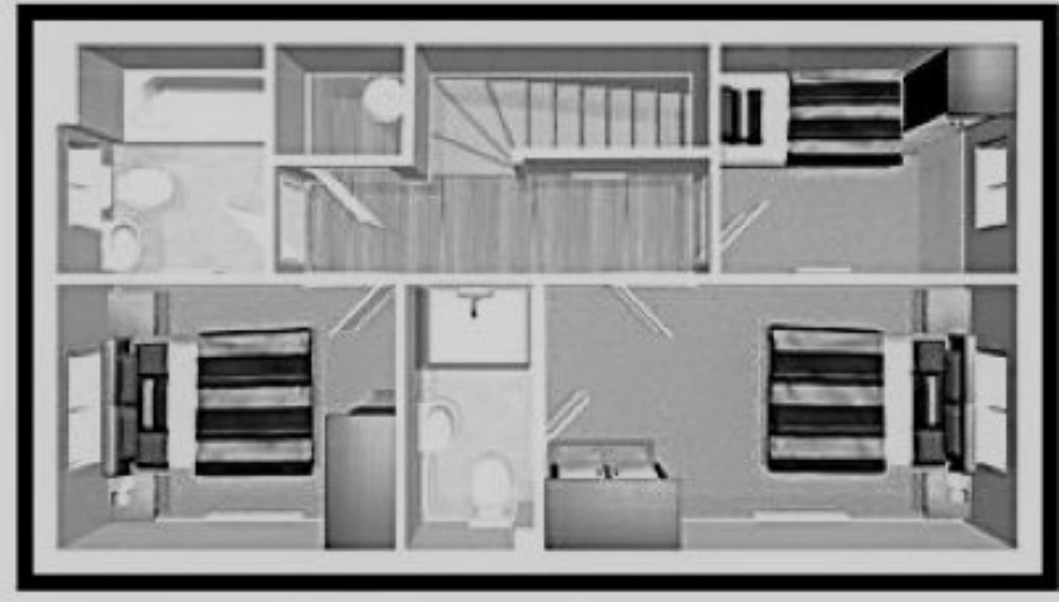




TREETOPS WAY, HEATHFIELD, TN21 8FN £275,000



Immaculate 3 Bedroom Terraced House
Former Show Home
En-suite to Master Bedroom
Landscaped Gardens
Allocated Parking for 2 Vehicles
UPVC Double Glazing
Gas Central Heating



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 superbly presented terraced house that was the former show home with upgraded appliances and fixtures. Accommodation providing entrance hall, cloakroom, kitchen, sitting room/dining room, 3 bedrooms with an en-suite to the master, family bathroom, landscaped gardens and allocated parking for 2 vehicles. The property also benefits from UPVC double glazing and gas central heating.

The property is about 1/2 a mile from 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 Etchingam (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 D - 2017/2018 £1,812.11

ENTRANCE HALL UPVC front door to the entrance hall, stairs rising to the first floor.

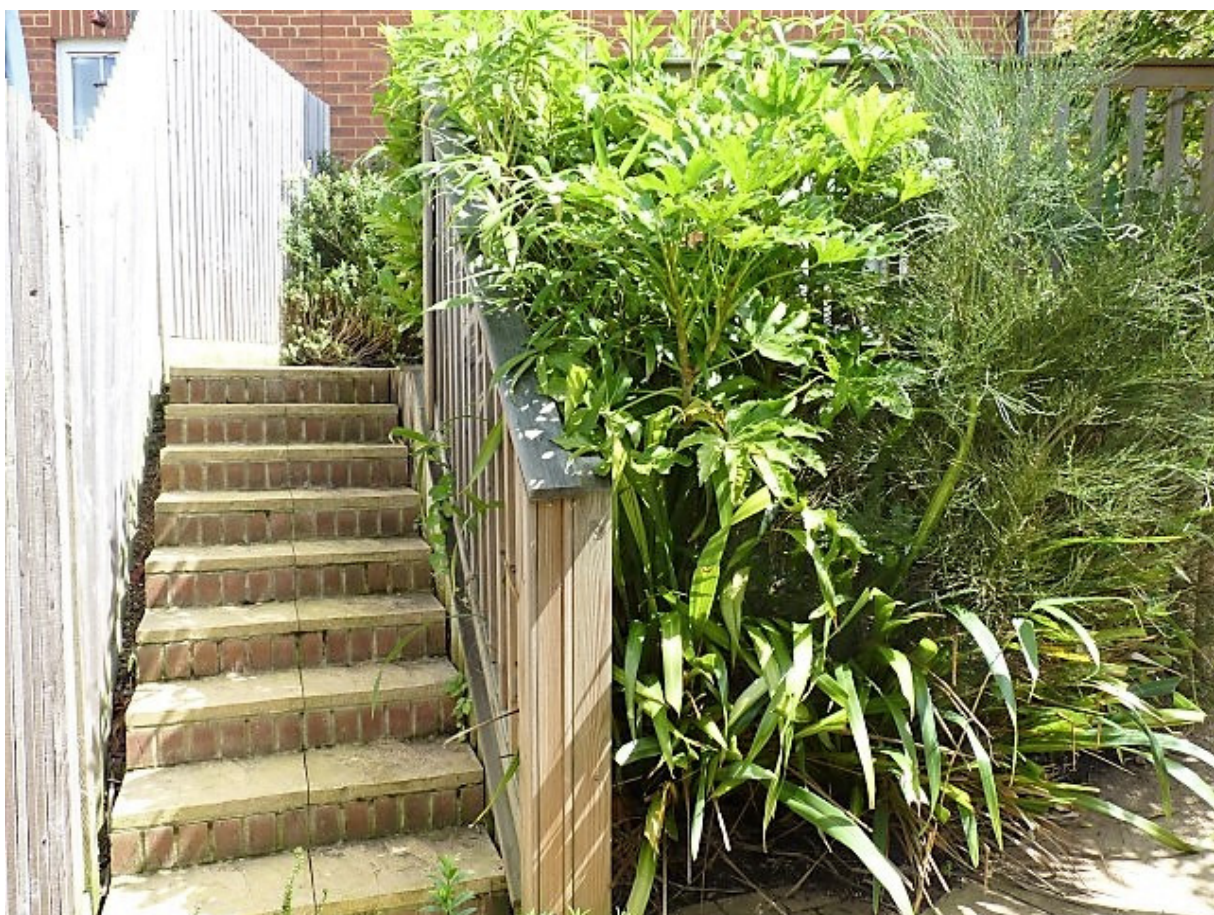
CLOAKROOM White suite comprising low level W.C., basin with full height mirror above.

KITCHEN 10'11" x 7'06" Attractive range of modern Gloss Oak wall and base units with granite worksurfaces over, inset 1 1/2 bowl stainless steel sink unit with mixer tap, fitted Electrolux oven, Electrolux 4 ring gas hob, glass splashback and glass extractor hood over, integrated washer/dryer, integrated fridge/freezer, integrated dishwasher, window overlooking the front.





SITTING ROOM/DINING ROOM 17'06" x 14'09" UPVC French doors and window to the rear garden, understairs storage cupboard.



FIRST FLOOR

BEDROOM 1 14'04" x 7'10" Fitted 3 door wardrobe, window to the front.

EN-SUITE SHOWER ROOM White suite comprising low level W.C., basin with full height mirror above, fully tiled shower cubicle with plumbed-in shower, Amtico flooring.



BEDROOM 2 10'01" x 7'10" Fitted 2 door slider wardrobe, window to the rear.



BEDROOM 3 8'11" x 6'07" Fitted single wardrobe, window to the front.

BATHROOM White suite comprising low level W.C. and wash handbasin in vanity units, panelled bath with Aqualisa thermostatic shower above and glass screen, fully tiled above the bath, Amtico flooring, obscure window to the rear.



PARKING AND GARDEN Allocated parking for 2 vehicles to the front of the property. Beautifully landscaped gardens with paved patio seating areas, private and fence enclosed.

