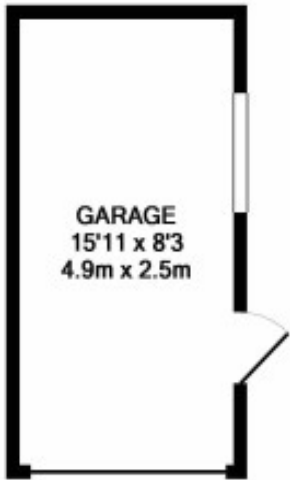
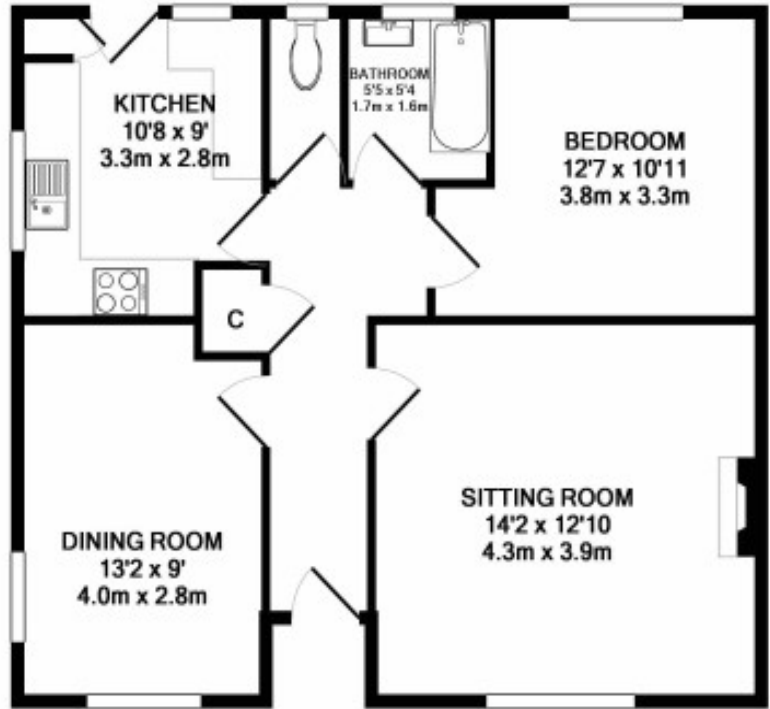




**LONGVIEW, HEATHFIELD, TN21 8BN £259,950**



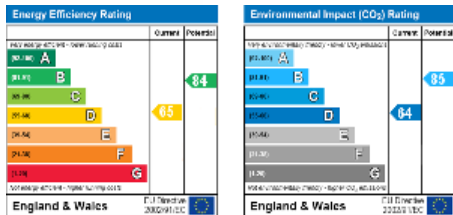
1ST FLOOR  
APPROX. FLOOR  
AREA 132 SQ.FT.  
(12.2 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 634 SQ.FT.  
(58.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 765 SQ.FT. (71.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2017



**Semi-detached Bungalow**  
**2 Double Bedrooms**  
**Modern fitted Kitchen**  
**Low maintenance Gardens**  
**Driveway and Garage**  
**Popular Location**  
**Walking distance 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.

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)

An attractive semi-detached bungalow with accommodation providing hallway, kitchen, sitting room, 2 double bedrooms, bathroom, separate W.C., front and rear gardens, driveway providing off-road parking, single garage. The property also benefits from UPVC double glazing and gas central heating.

The property is approx 1/2 mile from Heathfield town centre with it's 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 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 C - 2017/2018 £1,610.77

**ENTRANCE HALL** UPVC front door leading to the spacious hallway, 15'03" in length, hatch to loft space, airing cupboard with shelving and housing hot water tank.



**DRIVEWAY AND GARAGE** Driveway providing off-road parking for 3 cars, leading to the single garage, up and over door, light and power connected, outside tap.



**FRONT GARDEN** Low maintenance front garden with mature shrubs and plants, steps and pathway to the front door.

**REAR GARDEN** Attractive, low maintenance, private garden, raised flower border, patio seating area, side gate to driveway, personal door to the garage, fence enclosed.



BEDROOM 2 13'11" x 8'11" Currently used as a dining room, windows to the front and side.



BATHROOM White suite comprising panelled bath with hand-held shower/mixer tap, vanity unit with inset sink and cupboard under, part-tiled walls, obscure window to the rear.

SEPARATE W.C.. Low level W.C., obscure window to the rear.



KITCHEN 11'02" x 9' Range of modern, white, wall and base units with complementary work surfaces over, acrylic deep sink and drainer unit with mixer tap, spaces for under counter fridge and freezer, integrated slimline dishwasher, Zanussi electric double oven, space and plumbing for washing machine, electric hob and extractor over, windows to the side and rear, UPVC door to rear garden, breakfast bar.



SITTING ROOM 14'02" x 12'09" Electric fire in marble effect surround with wooden mantle over, window to the front.



BEDROOM 1 12'06" x 10'10" Large window to the rear garden.

