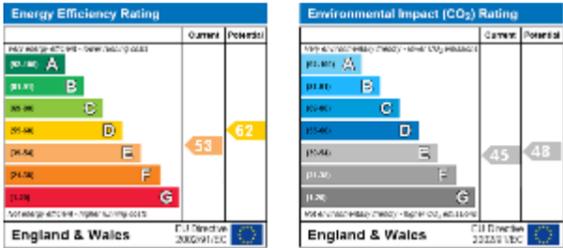




STREATFIELD ROAD, HEATHFIELD, TN21 8LA £125,000



**Ground Floor Apartment
 1 Bedroom
 Kitchen/Sitting Room
 Bathroom
 Parking
 Communal Gardens
 Very close to the High Street
 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

A ground floor apartment with open plan kitchen/sitting room, bedroom and bathroom. Private parking space directly outside the apartment and communal gardens.

Lease Remaining: Approx. 75 years

Ground Rent: Approx. £140.00 p.a.

Maintenance: Approx. £489.33 p.a.

Council Tax Band B - £1,409.43

Within a minutes walk of Heathfield Town Centre with its range of shopping and banking facilities. 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.

KITCHEN/SITTING ROOM 16'05" (narrowing to 10'01") x 9'01" UPVC front door to open plan kitchen/sitting room. Range of modern wall and base units with worksurfaces over, 1 1/4 bowl stainless steel sink and drainer unit, space and plumbing for washing machine, space for fridge, built-in electric oven, hob and extractor over. Archway to sitting area, window to the front.

INNER HALLWAY Hatch to loft, airing cupboard housing hot water tank and shelving.

BEDROOM 10'07" x 9'02" Window to the side.

BATHROOM White suite comprising low level W.C., pedestal wash handbasin, panelled bath with shower over and separate mixer tap with handheld shower unit.

GARDENS AND PARKING Communal gardens to the rear, private parking space to the front.

