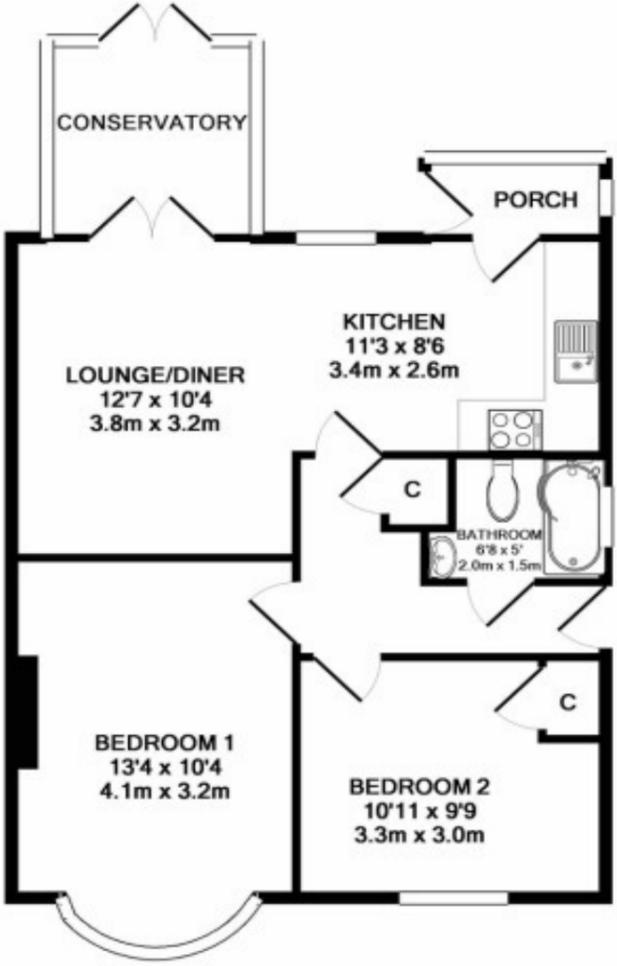




LONGVIEW, HEATHFIELD, TN21 8BG £269,950

Energy Efficiency Rating	
Current	Potential
POLYMER COATED UPVC - FRAME GLAZING UNIT	
A	88
B	
C	70
D	
E	
F	
G	
NOT REGULATED BY - FRAME GLAZING UNIT	
England, Scotland & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
POLYMER COATED UPVC - FRAME GLAZING UNIT	
A	87
B	
C	70
D	
E	
F	
G	
NOT REGULATED BY - FRAME GLAZING UNIT	
England, Scotland & Wales EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 645 SQ.FT. (59.9 SQ.M.)

- Renovated semi-detached Bungalow**
- 2 Double Bedrooms**
- Open-plan Kitchen/Dining Room/Sitting Room**
- Sun Room**
- Modern Bathroom**
- Front and Rear Gardens**
- Garage en-bloc**
- UPVC double glazing**

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 recently updated and modernised semi-detached bungalow with accommodation briefly comprising entrance hall, spacious open-plan kitchen/dining room/sitting room, sun room, rear lobby, 2 double bedrooms and modern bathroom. The property also benefits from a single garage en-bloc and adjacent to the rear garden, and UPVC double glazing.

SERVICES Mains water Mains gas Mains drainage

Council Tax Band C - 2019/2020 £1,766.11

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.



ENTRANCE HALL UPVC front door with feature stained glass panel to the spacious L-shaped entrance hall, hatch to loft space, space for coats hanging, linen cupboard.

OPEN-PLAN KITCHEN/DINING/SITTING ROOM 21'08" x 8'06" widening to 13'0"

The bright kitchen area has a range of modern wall and base units with complementary worksurfaces over, stainless steel sink and drainer unit with mixer tap, built-in electric oven with hob and extractor over, space for fridge freezer, space and plumbing for washing machine, wall-mounted gas-fired boiler (approx. 18 months old), door to rear lobby. Leading to the dining area with plenty of space for a table and chairs and through to the sitting area with double French doors to the sunroom.



SUN ROOM 7'09" x 7'02" A lovely addition to the bungalow with further French doors and a couple of steps down to the rear garden and decked seating area.

REAR LOBBY Fitted worksurface and useful storage space/boot room.

BEDROOM 1 16'0" x 10'03" Large useable bay window to the front.

BEDROOM 2 10'11" x 9'10" Built-in wardrobe cupboard, window to the front.

BATHROOM Modern white suite comprising wash handbasin set in a vanity unit, P-shaped bath with shower and glass screen over, low level W.C., heated towel rail, part-tiled walls, obscure window to the side.

GARAGE AND GARDENS A single garage en-bloc and located to the rear and adjacent to the garden, pedestrian access from the garden to the garage. The front garden is laid to lawn and the rear garden has a good sized decked seating area and a courtyard garden beyond, securely fence enclosed. There is also an outside tap.

