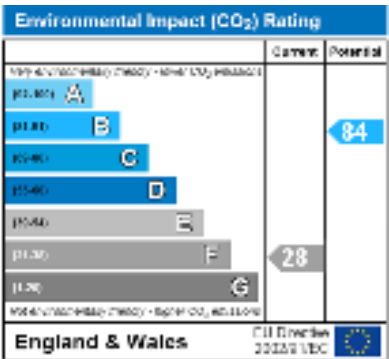
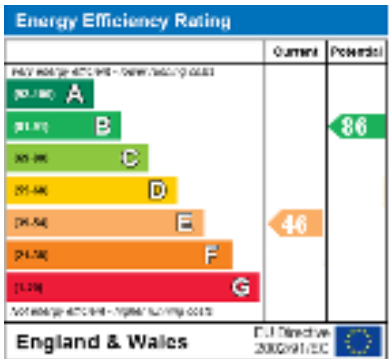




DOWNSVIEW, HEATHFIELD, TN21 8PE £290,000



**Detached Bungalow
2 Bedrooms
Large Living Room
Conservatory
Garage with electric door
Plenty of Parking
Some modernisation needed
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

On the market for the first time since it was built. This is an attractive two bedroom detached bungalow in this very sought-after road.

Now requiring some updating and modernisation, there are two bedrooms, a large, light lounge, a well fitted kitchen, a bathroom and conservatory. Outside there is a herringbone brick driveway providing parking for a number of vehicles and a single garage with electrically operated door.

The property is about 3/4 of 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. Within about 20 yards of the bungalow is a bus stop with regular services to Eastbourne and Tunbridge Wells. 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 2017/2018 - £1,812.11

ENTRANCE PORCH Fully enclosed with windows to the side and quarry tiled floor, door to the entrance hall.

ENTRANCE HALL A spacious L-shaped room with airing cupboard housing lagged cylinder.

SITTING ROOM 16' x 12'9" A light room with two windows to the front, two arched alcoves, gas fire and wall lights.

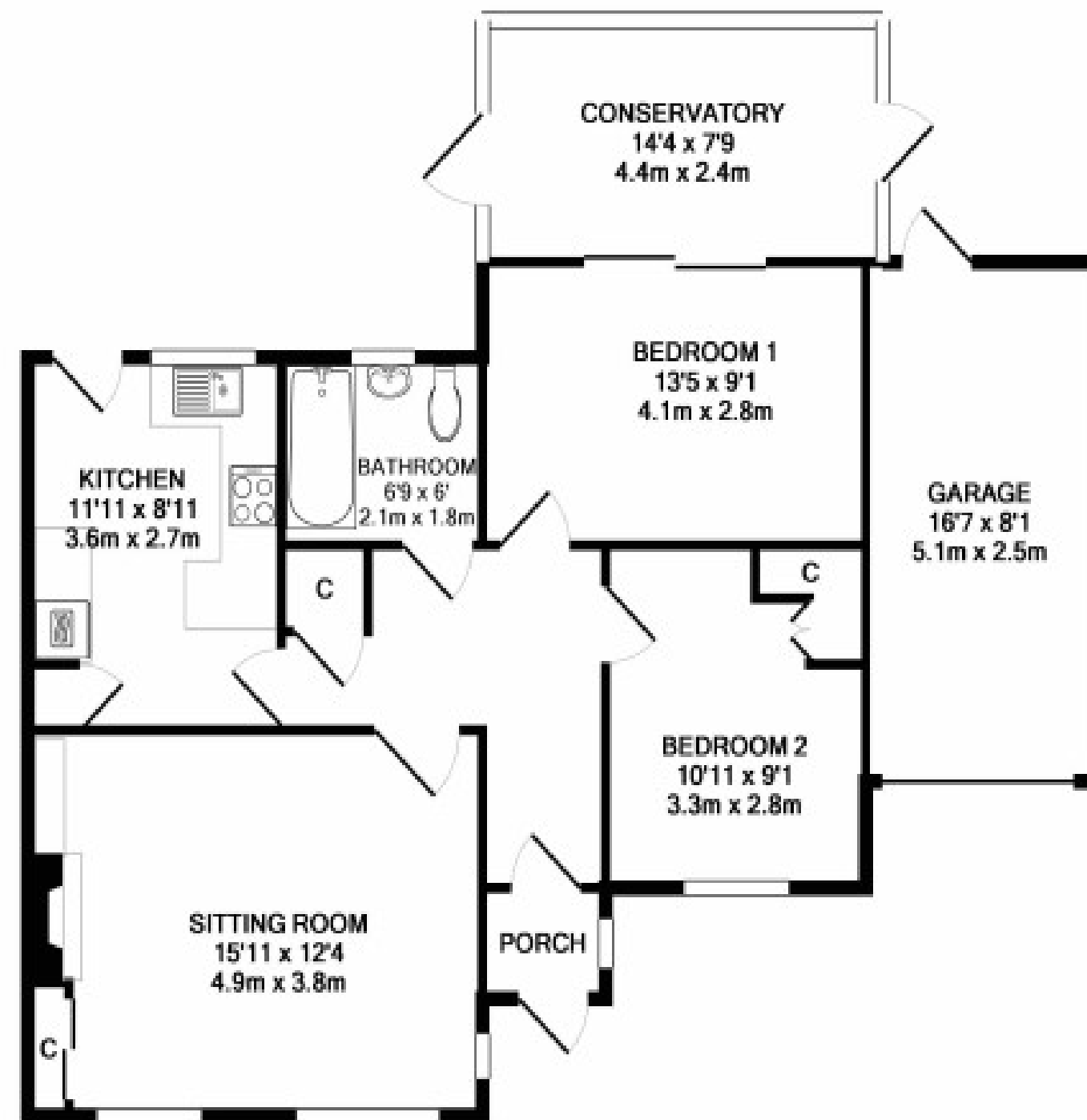
KITCHEN 11'10" x 8'11" Well fitted with range of units and complimentary worktops, built-in double oven, built-in gas hob, space for undercounter fridge and freezer, single sink and drainer unit, part-tiled walls, back door to garden.

BEDROOM 1 14'1" x 9'9" Currently used as a dining room with sliding doors into the conservatory.

CONSERVATORY Which is the full width of the bedroom and doors at either end into the garden.

BEDROOM 2 11'2" x 9'1" Built-in wardrobe cupboard and window to the front.

BATHROOM White suite of enclosed bath, pedestal washbasin and low level W.C.



TOTAL APPROX. FLOOR AREA 914 SQ.FT. (84.9 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.
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DRIVEWAY AND GARAGE A brick paved driveway provides plenty of parking and leads to the single garage with an electrically operated up-and-over door.

GARDENS The front garden is enclosed by low level trellis work. It is well stocked with a variety of plants and shrubs and enjoys far reaching views to the South Downs. There is side access to the rear garden, which has a good sized aluminium framed glasshouse and beyond an area of lawn. A covered arbor leads to the personal door at the rear of the garage. The whole garden is fence enclosed and not overlooked.



