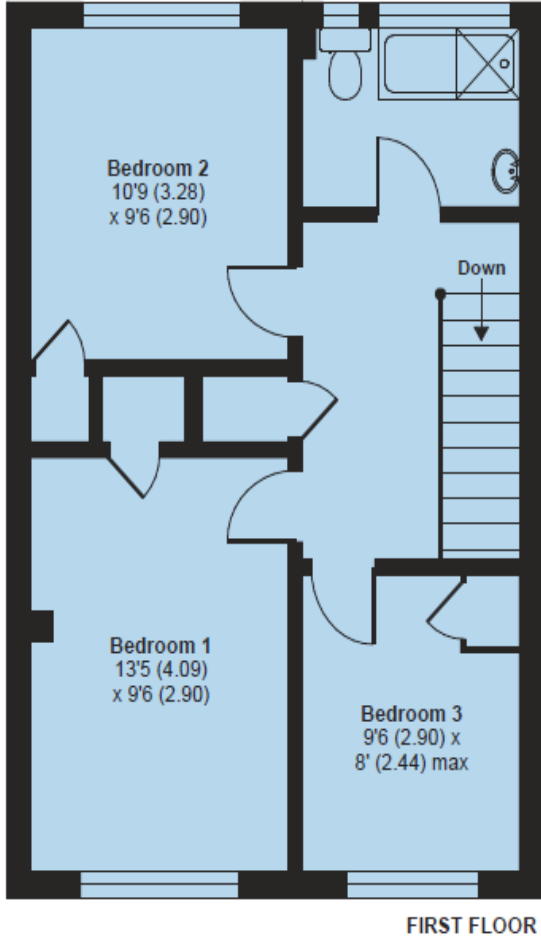
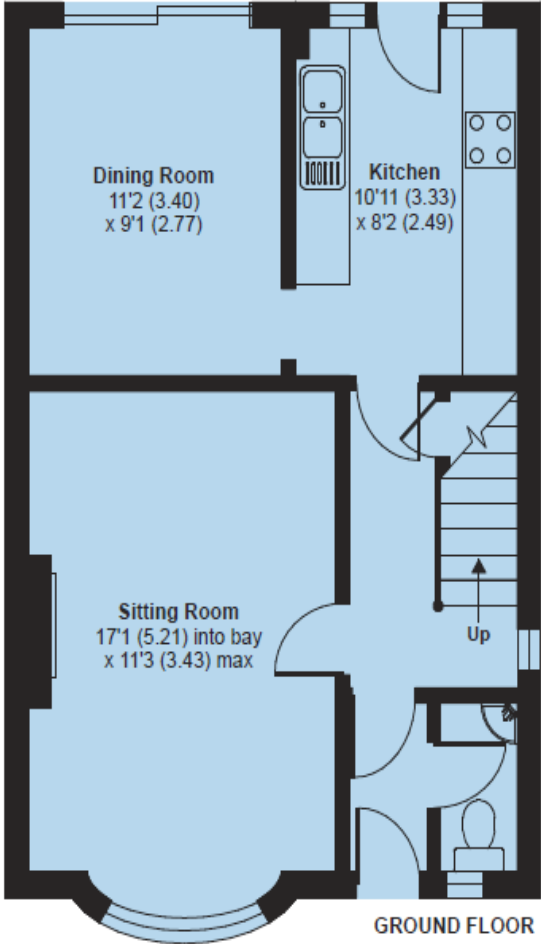




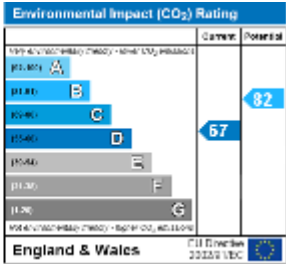
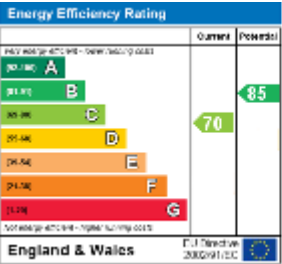
TOWER STREET, HEATHFIELD, TN21 8PB £305,000

46 Tower Street, Heathfield, TN21 8PB

APPROX. GROSS INTERNAL FLOOR AREA 998 SQ FT 92.7 SQ METRES.



Attractive non-estate Semi-detached House
3 Bedrooms
Recently refitted Kitchen
Dining Room
Lounge with open fireplace
Popular Location
Walking distance to the Town Centre and local schools
Must be viewed



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 very attractive non-estate semi-detached 3 bedroom house on the edge of town. The house is light and spacious with an open fireplace in the lounge. The refitted kitchen has a range of integrated appliances. The fully boarded loft has power connected and a window at one end. This could be converted to a further bedroom or study if required (subject to PP)
The house enjoys a south/westerly aspect .

Council Tax Band D - 2017/2018 £1,812.11

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 Etchingham (both of which are under a 15 minute drive away) giving services into Charing Cross in just over an hour. Heathfield Community College is about 2/3 of a mile away. The coast at Eastbourne and the spa town of Tunbridge Wells are both about 15 miles away.

ENTRANCE LOBBY Pathway to front door into the entrance lobby with stripped floorboards and door to cloakroom.

CLOAKROOM Low level WC. Corner mounted wash basin with tiled splashback. Obscure glass window to the front.

ENTRANCE HALL From the entrance lobby there is a door into the entrance hall, understairs cupboard, stripped floorboards.

KITCHEN 10'11" x 8'2" Range of recently fitted base and eye level cupboards, integrated appliances including washing machine, fridge, freezer and tumble dryer, built-in electric oven with induction hob above and extractor over.

LIVING ROOM 17'1" x 11'3" Open fireplace, shelving to one side, bay window to the front.

DINING ROOM 11'2" x 9'1" Stripped floorboards, sliding patio doors to garden.

LANDING Stairs rise from the hall to the spacious landing with access to fully boarded loft space. Agents Note: The loft has a window and has electricity connected which could be converted to additional living space if required (subject to all necessary planning being obtained).

BEDROOM 1 13'5" x 9'6" Built-in wardrobe cupboard, window to the front.

BEDROOM 2 10'9" x 9'6" Built-in wardrobe cupboard, window to the rear.

BEDROOM 3 9'6" x 8' Window to the front.

BATHROOM Suite comprising fully enclosed bath with mixer taps and shower attachment, plumbed-in electric shower above, low level W.C., wash basin, part-tiled walls.

OUTSIDE To the front of the property is a large lawned area (privately owned by each house) which leads to an open plan private front garden again mainly laid to lawn. There is side access to the landscaped rear gardens, which features a paved patio and lawn beyond. The garden is fully enclosed by walling and close board fencing and enjoys a sunny south-westerly aspect. A gate gives access to the general driveway and garage.

GARAGE Located in the nearby block and has an up-and-over door.

