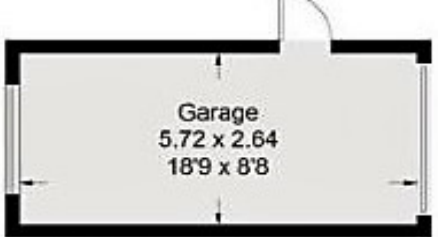




**UPLANDS PARK, BROAD OAK, TN21 8SH £ 249,950**



(Not Shown In Actual Location / Orientation)

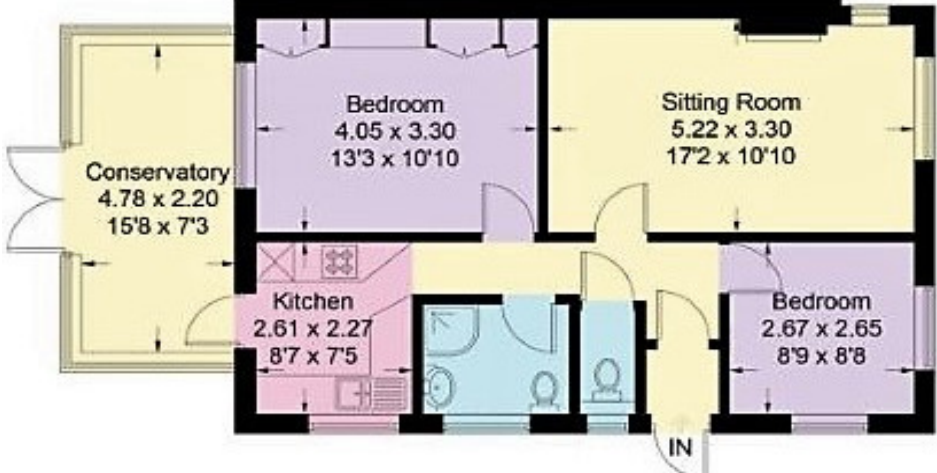
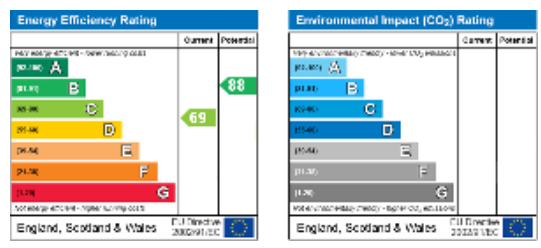


Illustration for identification purposes only, measurements are approximate, not to scale.

- Semi-detached Bungalow**
- Large Corner Plot**
- 2 Bedrooms**
- Modern Kitchen**
- Conservatory**
- Shower Room and Cloakroom**
- Garage and Driveway**
- Gas Central Heating**

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 2 bedroom semi-detached bungalow in the popular Uplands Park area. The property benefits from a conservatory as well as a good size sitting room, modern shower room and gas central heating. Single garage and own drive.

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

The bungalow is located in Uplands Park, within walking distance of the village shop/post office. The village benefits from a primary school and the property is also walking distance of Heathfield Community College and 6th form, age range 11 -18. Heathfield is a short drive away and provides a good choice of supermarkets, independent shops, churches and banks.

Agents' Note: We are advised by the seller that the property was re-wired and re-plumbed approx. 7 years ago. The boiler is approx. 3 years old and has been recently serviced.

**HALLWAY** Double glazed front door leading to hall, loft space with pull down ladder, part boarded and light connected.

**KITCHEN** 8'7" x 7'5" Fitted with a good range of wall and base units with work surfaces over. We are advised by the seller that the kitchen was refitted in 2011. Window overlooking front garden, eye level oven, gas hob with extractor fan above, space and plumbing for washing machine, stainless steel sink with mixer tap. Door to conservatory and inner hallway.

**SITTING ROOM** 17'2" x 10'10" A lovely double aspect room with partial views to Mayfield. Open fireplace.

**CONSERVATORY** 15'9" x 7'8" Good size double glazed conservatory with heating and door to courtyard.

**BEDROOM 1** 13'0" x 10'9" Built-in wardrobe cupboards. Window looking into conservatory.

**BEDROOM 2** 8'9" x 8'8" Double aspect, light room.

**SHOWER UNIT** Wash hand basin, low level W.C., shower cubicle fitted with Mira shower unit, vanity unit and further large storage unit.

**CLOAKROOM** Fitted with low level W.C., window with obscure glass to front.

**GARDENS** The majority of the garden is to the front of the bungalow and mainly laid to lawn with flower beds and path to front door, side access via an attractive wrought iron gate to side courtyard area.

**GARAGE AND DRIVEWAY** 18'9" x 8'8" Single garage with personal door to courtyard. A driveway provides parking space for one car.

