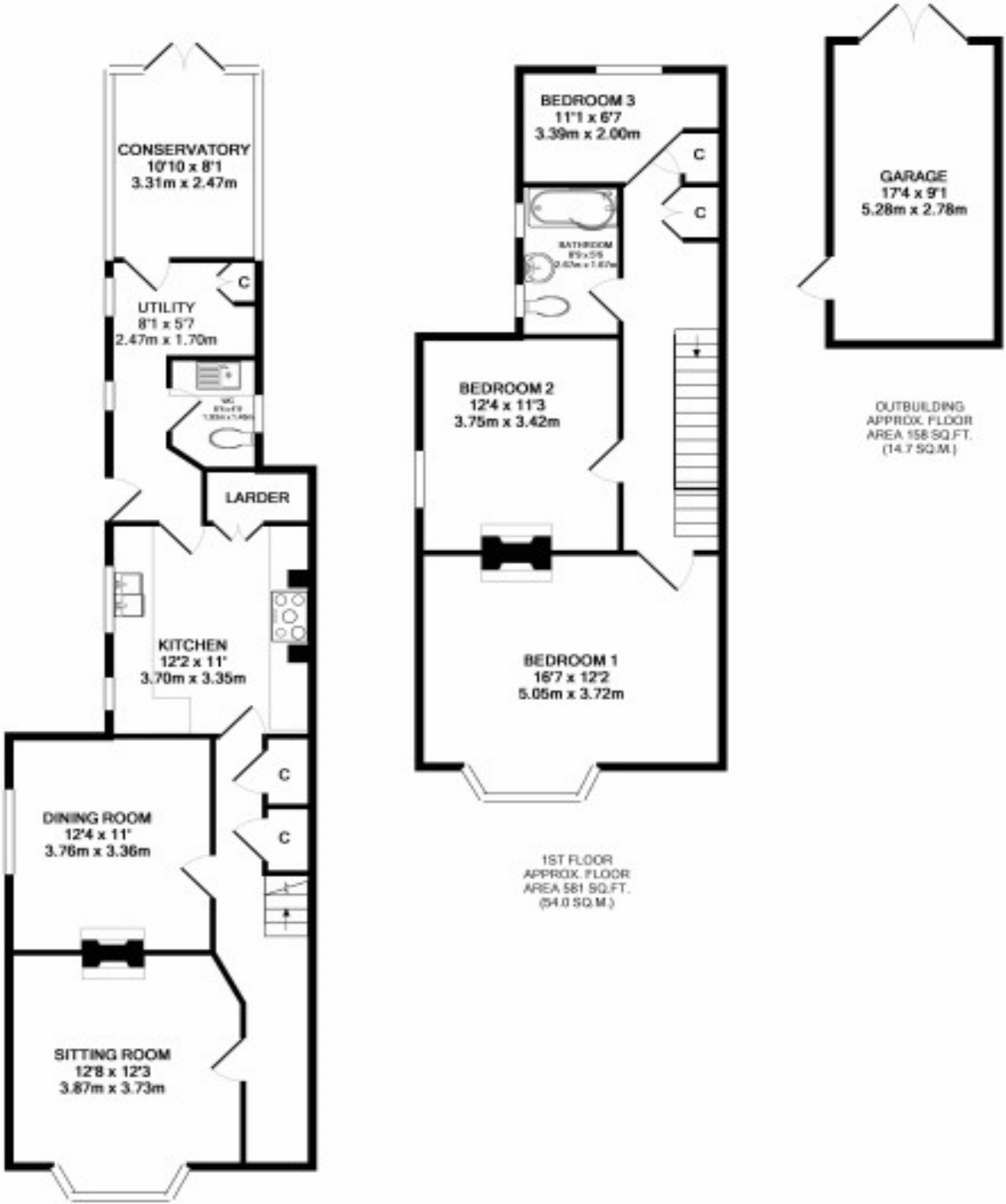




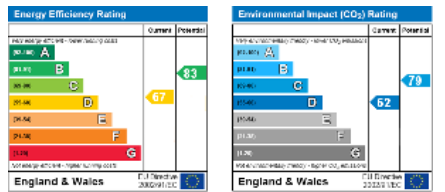
VALE VIEW ROAD, HEATHFIELD, TN21 8EJ
O.I.E.O. £435,000



Immaculate semi-detached Victorian House
Kitchen/Breakfast with walk-in Pantry
Cloakroom and Utility Room
Sitting Room and Dining Room
Conservatory
3 Bedrooms
Front and Rear Gardens
Garage and Driveway
Period features



TOTAL APPROX. FLOOR AREA 1504 SQ.FT. (139.7 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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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

Not to be missed! An absolutely immaculate, beautifully maintained and extremely spacious Victorian semi-detached house with period features throughout. The accommodation comprises covered entrance porch, entrance hall, sitting room, dining room, kitchen with walk-in pantry, utility room, cloakroom, conservatory, 3 bedrooms and family bathroom. Outside there are front and rear gardens, garage and driveway providing further parking for up to 3 vehicles. The property benefits from UPVC double glazing throughout and gas-fired central heating.

Council Tax Band C - 2018/2019 £1,700.05

In an exclusive private road, off Alexandra Road, and within walking distance of Waitrose and the 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 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.

Located within walking distance of buses to Eastbourne and Tunbridge Wells, two nursery schools and Parkside Primary School with the school bus for Heathfield Community College at the end of the road.

ENTRANCE PORCH Brick path leading to the covered entrance porch with original tiled floor, new front door which has been rebuilt using the original stained glass inserts.

ENTRANCE HALL Insulated oak floor, stairs rising to the first floor, two understairs storage cupboards.

SITTING ROOM 14'03" x 12'08" Large bay window to the front providing useable space, feature cast iron open fireplace with marble surround and slate hearth, insulated oak floor.

DINING ROOM 12'04" x 11'0" Cast iron 'Art Deco' style feature open fireplace with tiled hearth, insulated oak floor, window to the side with views.

KITCHEN/BREAKFAST ROOM 11'11" x 10'11" Ample cream coloured, solid wood, fitted wall and base units with granite worksurfaces over, large wall-mounted plate rack, further dresser style unit, double butler sink with mixer tap, built-in dishwasher, built-in microwave, built-in waste bin, Falcon range cooker with 5 ring gas burner and extractor over, space for fridge-freezer, Amtico floor, kickspace heater, windows to the side with views, door to **WALK-IN PANTRY** with further storage cupboard, shelving and granite cold shelf, light and power.

REAR HALLWAY A couple of steps down from the kitchen to the rear hallway, door to the driveway, tiled floor.





CLOAKROOM White W.C., storage cupboards with worksurface over, modern butler sink, part-tiled wall, space and plumbing for washing machine, tiled floor, obscure glass window to the side.

UTILITY ROOM Wall-mounted large storage cupboards, space for tumble dryer, tiled floor, window to the side.

CONSERVATORY Double glazed UPVC with stained glass fanlights over low brick wall, French doors to the rear garden, wall-mounted heater, tiled floor.

FIRST FLOOR LANDING Spacious landing 21'04" in length, airing cupboard with wall-mounted heater, large hatch with pull-down ladder to boarded loft housing Worcester central heating boiler, light and power connected, windows to front and rear.

BEDROOM 1 16'07" x 14'07" Large useable bay window with far-reaching views to the South Downs, cast iron feature fireplace with tiled hearth.

BEDROOM 2 12'03" x 11'0" Cast iron Art Deco style feature fireplace, window to the side with views to the South Downs.

BEDROOM 3 11'01" x 6'06" Built-in wardrobe cupboard with hanging rails and shelving, window to the rear overlooking the garden.

FAMILY BATHROOM White suite comprising low level W.C., pedestal wash handbasin with mirror and wall sconces over, P-shaped bath with plumbed-in shower over, fully tiled walls, ladder towel rail, obscure window and further small window to the side.

FRONT AND REAR GARDENS Front garden with hedging, flowers, shrubs and path to the front door. Rear garden mainly laid to lawn with mature trees and shrubs, numerous paved seating areas, flower borders and feature shrub beds, garden storage shed, water butts, gated side access to the driveway, outside tap, further storage area to the side, views.

GARAGE AND DRIVEWAY Single garage with light and power connected, double doors to the front, side pedestrian door, driveway providing parking for up to 3 further vehicles.



