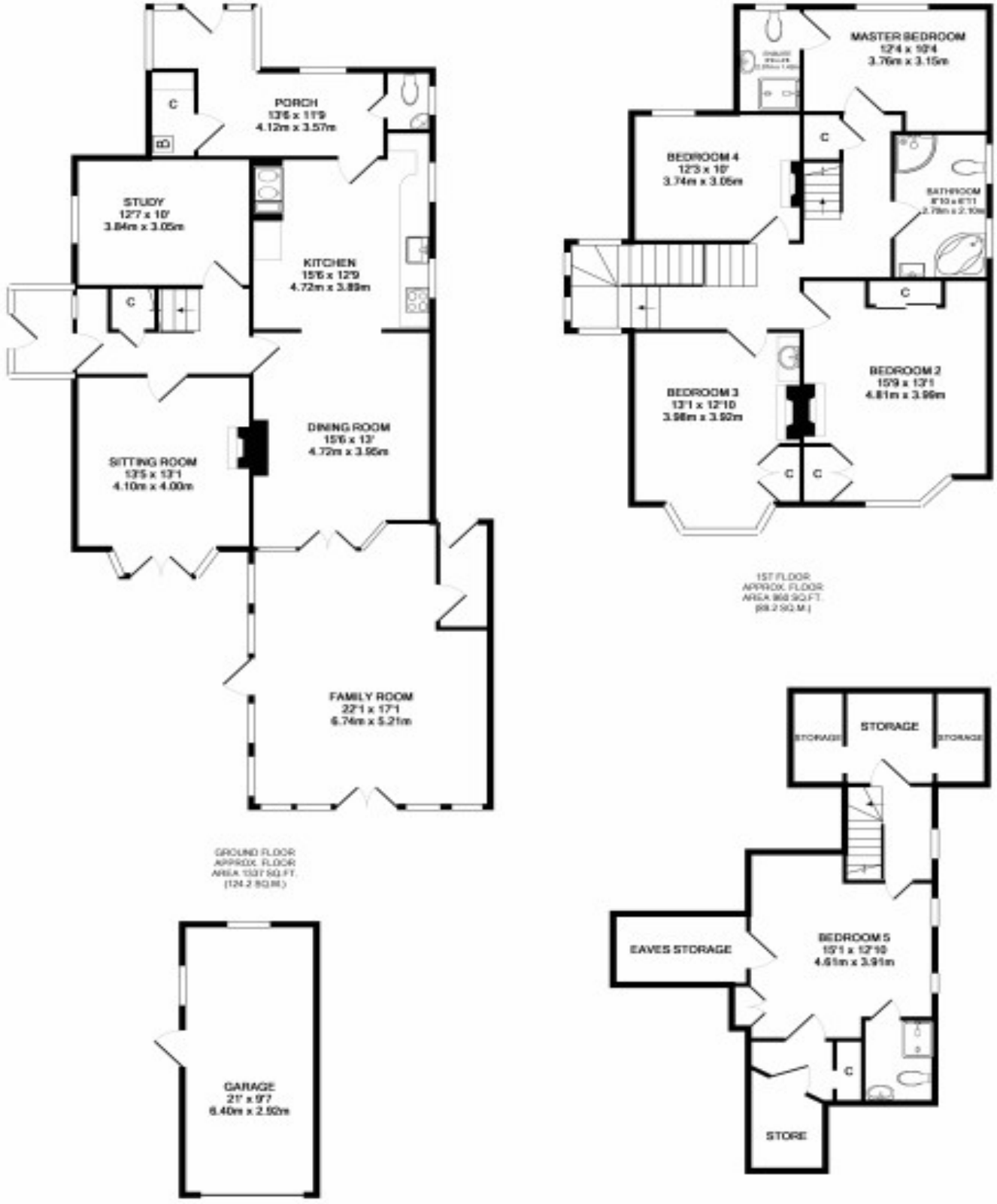
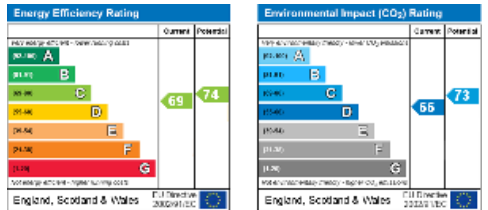




TILSMORE ROAD, HEATHFIELD, TN21 0XU £775,000



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 not 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. Made with Metropac 05/19



Substantial and extended Edwardian House
Arranged over 3 floors
Large Kitchen/Dining Room with 4 Oven Aga (mains gas)
3 further Reception Rooms
4/5 Bedrooms
Family Bathroom and 2 En-suite Shower Rooms
Very large and private Garden
Small Orchard and fruit/vegetable Garden
Driveway and Garage

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, substantial and extended detached Edwardian house with accommodation arranged over three floors and briefly comprising, entrance hall, kitchen/dining room, family room, sitting room, study, further hallway, 4/5 bedrooms, family bathroom and 2 en-suite shower rooms, gated driveway providing off-road parking for 5/6 vehicles, garage, large and private gardens with orchard. The property benefits from far-reaching southerly views and period features throughout.

SERVICES

Mains gas

Mains water

Mains drainage

Solar PV panels with FIT income of approx. £900.00 p.a.

Council tax band G - 2019/2020 £3,311.45

Agents' Note: The observatory in the garden is not included in the sale.

The property is situated in the exclusive Tilsmore Road only about a minutes level walk from Heathfield Town Centre with its range of shopping and banking facilities. The area is served with a range of well regarded primary and secondary education in both the state and private sector.

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.

The coast at Eastbourne and the spa town of Tunbridge Wells are both about 15 miles away.

ENTRANCE HALL 13'11" x 7'8" widening to 9'01" Windows with feature stained glass to three sides.

CLOAKROOM Low level W.C., wall-mounted wash handbasin, cupboard housing consumer unit.

UTILITY ROOM Sink unit with storage under, work surface, space and plumbing for washing machine, wall-mounted gas-fired boiler (approx. 2 years old).

KITCHEN/DINING ROOM 28'07" x 13'0" Ample range of modern cupboards with granite worksurfaces over, 4 oven mains gas Aga, 1 1/4 bowl Butler sink with mixer tap, 'Stoves' electric oven with hob, space and plumbing for dishwasher, space for American style fridge/freezer, original French doors from the dining area to the family room.

FAMILY ROOM 19'09" x 17'0" Currently used as a teaching space, a fabulous extension to the house with a woodburning stove on a granite hearth, doors to the side and double doors to a balcony overlooking the rear garden, Butler sink with mixer tap and storage cupboard, door to a side lobby providing a separate access to the front of the house.

ORIGINAL ENTRANCE PORCH AND HALL 7'03" x 4'08" (Porch) 13'02" x 6'10" (Hallway) Original front door to the hallway with turned staircase rising to the first floor, understairs cupboard.

SITTING ROOM 15'05" x 13'0" French doors leading to a patio area and rear garden,





BEDROOM 1 15'03" x 11'07" Built-in wardrobe, built-in sink and vanity unit, period fireplace, views to the rear.

BEDROOM 2 15'01" x 11'06" Period fireplace, views to the rear.

BEDROOM 3 11'06" x 10'04" Period fireplace, window to the front.

EN-SUITE SHOWER ROOM Low level W.C., wall-mounted wash handbasin, shower cubicle with Mira shower unit, views to the rear.

BEDROOM 4 11'05" x 9'11" Period fireplace with mantle over.

FAMILY BATHROOM 8'09" x 6'09" Corner bath, inset wash handbasin with vanity cupboard under, corner shower cubicle with Aqualisa shower unit, low level W.C., heated ladder towel rail x2.

SECOND FLOOR LANDING Walk-in storage cupboards, built-in shelving.

BEDROOM 5/OFFICE 16'03" x 15'01" Built-in storage cupboards, shelving and substantial work space, eaves storage cupboard, woodburning stove, views to the side.

EN-SUITE SHOWER ROOM Low level W.C., wall-mounted wash handbasin, shower cubicle with Mira shower unit, views to the rear.

DRIVEWAY AND PARKING Gated driveway providing off-road parking for 5/6 vehicles, flower borders, side access to the rear on either side of the house, single garage with pedestrian access to the patio.

REAR GARDEN A large and private secure garden, fence and hedge enclosed, laid to lawn with mature trees and shrubs, patio seating areas, balcony with pergola (accessed from the family room), BBQ area, small orchard, terraced fruit and vegetable garden,



