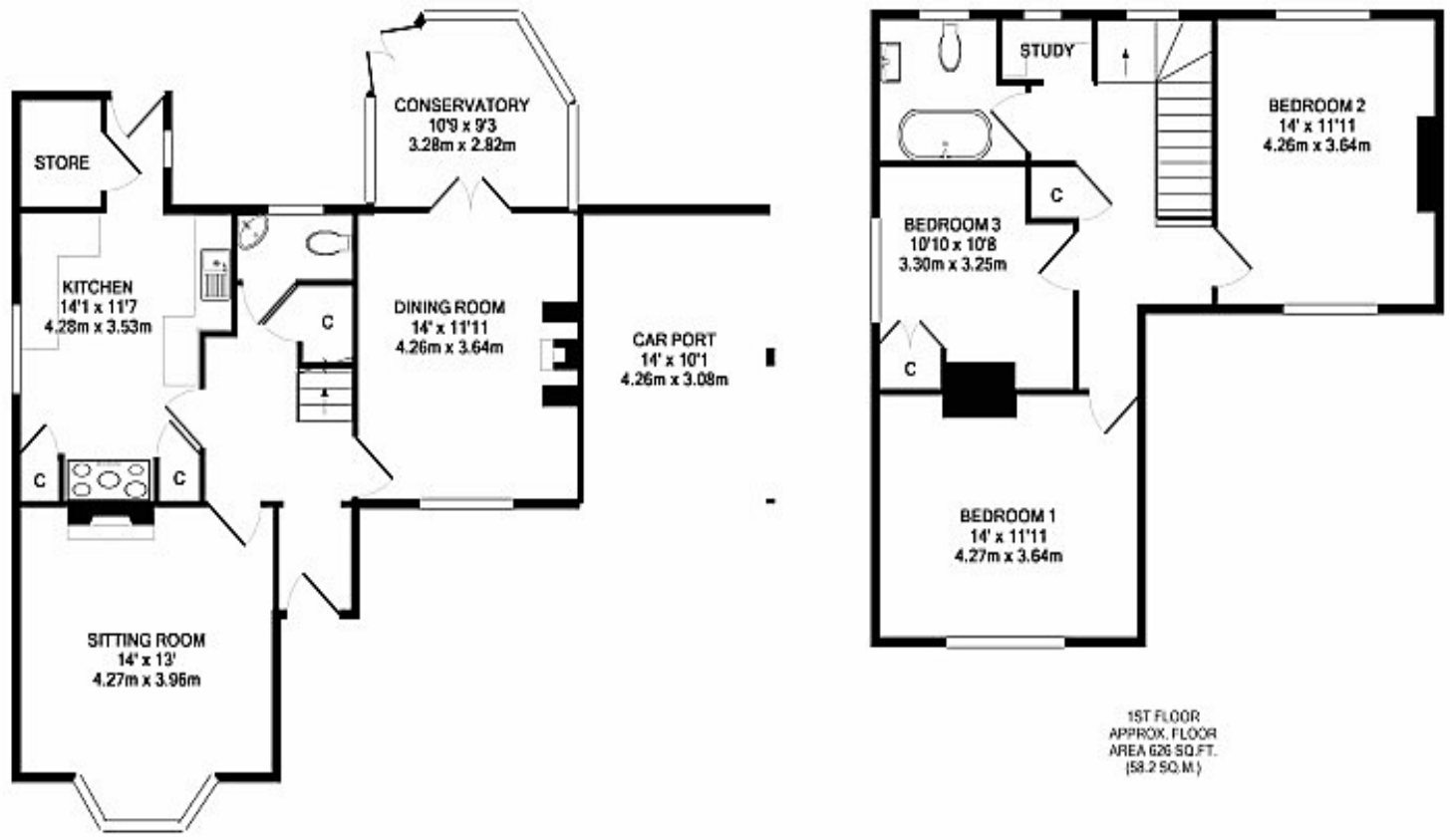




MILL ROAD, HEATHFIELD, TN21 0XD, £550,000



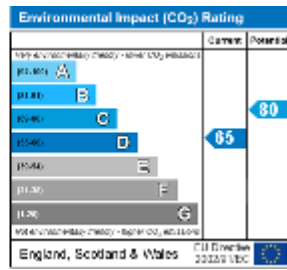
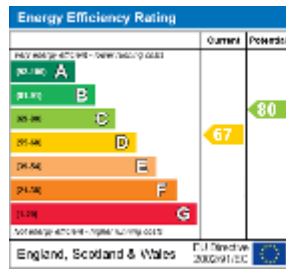
GROUND FLOOR
APPROX. FLOOR
AREA 904 SQ.FT.
(84.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 626 SQ.FT.
(58.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1530 SQ.FT. (142.2 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 misstatement. 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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Attractive 1930's Family Home
Kitchen/Breakfast Room
Sitting Room, Dining Room, Conservatory
3 Double Bedrooms
Cloakroom and Family Bathroom
Large Gardens
Parking for several vehicles/Carport
G.C.H (Boiler approx. 1 year old)
Period features throughout
Close Walking Distance of High Street



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

An immaculate detached house circa 1938 with accommodation comprising entrance hall, kitchen/breakfast room, sitting room, dining room, conservatory, cloakroom, three double bedrooms, study area and family bathroom. Outside there is a large gated driveway providing off-road parking for numerous vehicles, a car port and to the rear a large private and secure garden. The property also benefits period features throughout.

SERVICES

Mains water

Mains drainage

Gas-fire central heating

Council Tax Band F - 2019/2020 £2,869.92

Situated a short walk 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 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.

ENTRANCE HALLWAY Solid wood front door to the spacious hallway, window to the side, stairs rising to the first floor, understairs cupboard.

KITCHEN/BREAKFAST ROOM 15'02" x 11'07" Ample range of modern wall and base units with complementary worksurfaces over, 1 1/4 bowl ceramic sink unit with mixer tap, 'Stoves' range style cooker with extractor over, space and plumbing for washing machine and dishwasher, space for tumble dryer, windows to the side and rear, cupboard housing central heating boiler (approx. 1 year old), tiled floor. Steps down to the **REAR LOBBY** with large walk-in storage cupboard, door to rear garden.

SITTING ROOM 13'11" x 12'11" (plus door recess) Feature open fireplace with stone hearth, solid Canadian oak floor, large window to the front.

DINING ROOM 13'11" x 11'11" Feature brick fireplace with woodburning stove and tiled hearth, window to the front, double doors to the conservatory.

CONSERVATORY 10'11 x 9'10" Low brick wall, double doors to the patio and rear garden.

CLOAKROOM Low level W.C., pedestal wash handbasin, tiled floor, obscure window.

FIRST FLOOR LANDING Window on the half landing, hatch with pull down ladder to part-boarded loft, airing cupboard housing hot water tank and with shelving.

STUDY AREA built-in desk with window to the rear above.

BEDROOM 1 14'0" x 11'11" Window to the front.

BEDROOM 2 13'11" x 11'11" Windows to the front and rear.





BEDROOM 3 11'02" (max) x 10'08" Fitted wardrobe cupboard, window to the side.

FAMILY BATHROOM White suite comprising claw foot free-standing bath with shower over, low level W.C., pedestal wash handbasin, window to the rear, part-tiled walls.

DRIVEWAY Large sweeping, gated driveway providing off-road parking for several vehicles, car port, side access to the rear garden, flower borders.

REAR GARDEN Large patio seating area, outside tap and various external power points, steps down to large and mature, private and hedge enclosed rear garden with ornamental pond, shrub and flower borders, garden shed, summerhouse, gated access to the front of the property and further gate to the car port.

