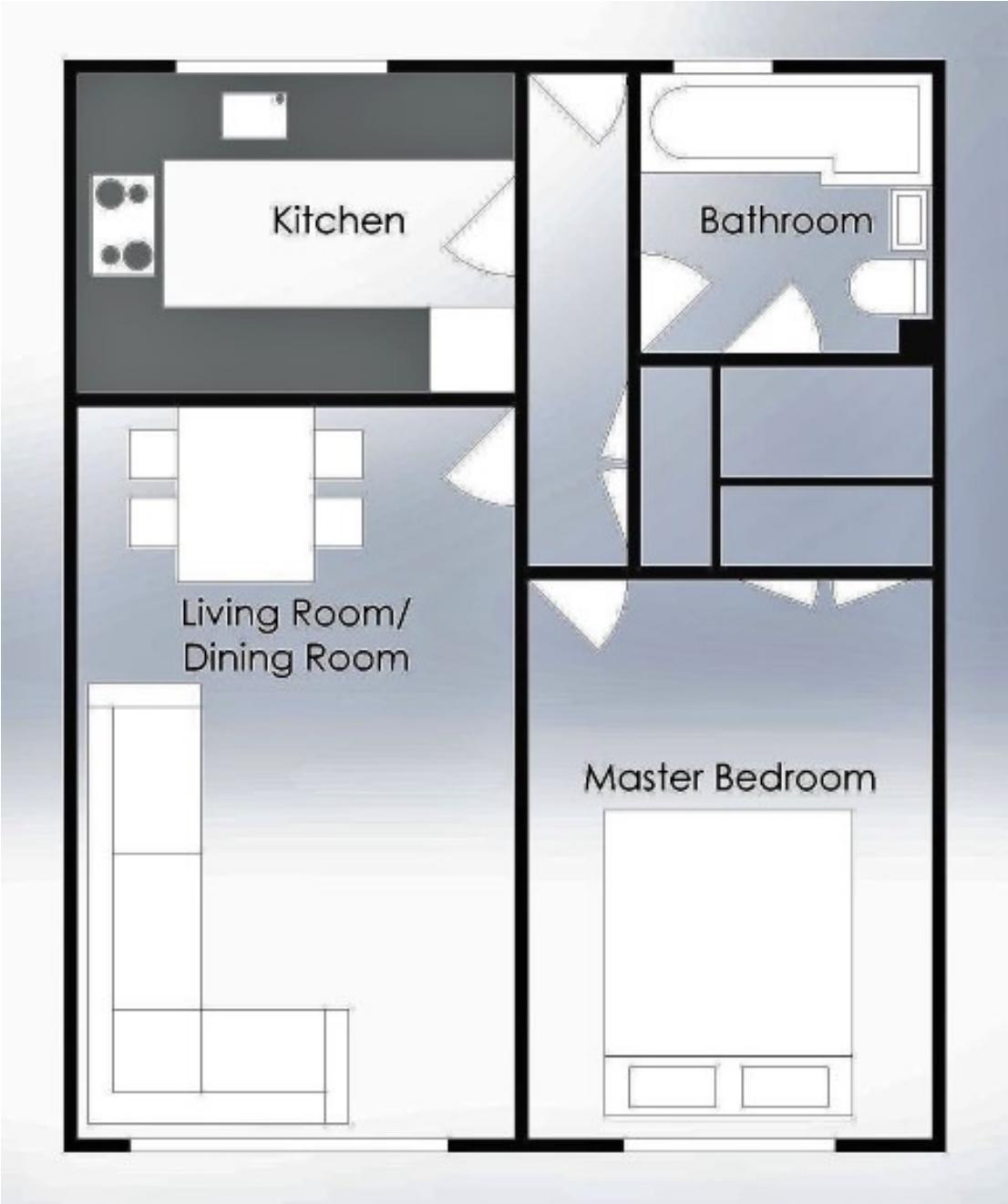
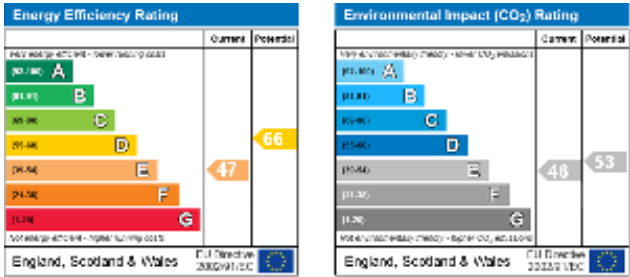




ISENHURST COURT, HEATHFIELD, TN21 8LJ £145,000



Immaculate 1 Bedroom Ground Floor Flat
Modern fitted Kitchen
Large Sitting/Dining Room
Modern fitted Bathroom
Parking
Overlooking the Communal Gardens
Short walk to the High Street
Share of the Freehold



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 beautifully presented, private and spacious 1 double bedroom flat in the popular purpose-built Isenhurst Court development. With a large sitting/dining room, modern fitted kitchen and bathroom and parking. These flats also benefit from a residents' only pedestrian entrance to the Co-Op supermarket and a share of the Freehold.

SERVICES

Mains water

Electric cooking and heating

Council Tax Band A - 2019/2020 £1,324.58

Lease remaining: Approx. 159 years remaining

Maintenance: £1,194 p.a. (£99.50 per month)

The maintenance charge covers buildings insurance for the block, gardening, window cleaning, cleaning, electricity, fire alarm maintenance, lift maintenance, company expenses including year end accounts, agents fees, legal fees, health and safety and fire risk assessments and any other maintenance required at the property during the year.

The flat is only a couple of minutes walk from Heathfield town centre with its range of shopping and banking facilities. 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.

HALLWAY UPVC front door, large built-in double storage cupboard.

KITCHEN 10'08" x 7'10" Ample range of modern black gloss wall and base units with laminate worksurfaces over, composite sink and drainer unit with mixer tap, built-in oven with hob and extractor over, space and plumbing for dishwasher, space and plumbing for washing machine, further space for another appliance, built-in fridge/freezer, window overlooking the communal gardens and woodland beyond.

SITTING/DINING ROOM 16'04" x 10'11" A bright and spacious room with feature electric fire, window to the side.

BEDROOM 12'09" x 9'0" A good size double room with a built-in double wardrobe cupboard, window to the side.

BATHROOM A modern white suite comprising pedestal wash handbasin, low level W.C., P-shaped bath with mixer tap and hand shower attachment. Electric power shower over the bath, vanity unit, tiled floor, part-tiled walls, large airing cupboard with shelving and housing the hot water cylinder.

GARDEN AND PARKING The flat benefits from large communal gardens backing onto woodland. There is parking and a pedestrian access directly to the Co-Op supermarket, from the car park, for residents' use only.

