West Woods

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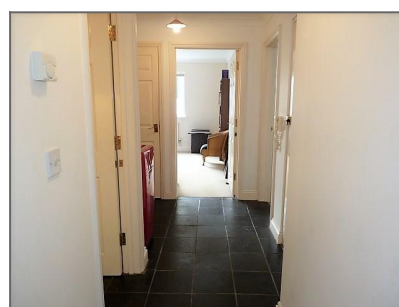**W.** www.westwoods.co.uk

For Sale

Cherwell Road, Heathfield, TN21 8JF

£155,000

2 bedroom Ground floor flat

- ✓ 2 Bedroom Ground Floor Flat
- ✓ Large and light rooms
- ✓ Modern fitted Kitchen
- ✓ Sitting Room with views
- ✓ Allocated Parking
- ✓ Short walk to the High Street
- ✓ NO ONWARD CHAIN

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Description

A spacious, light and sunny ground floor flat with accommodation comprising communal entrance hall, private entrance hall, kitchen, sitting room, 2 bedrooms, and a shower room. Outside is the car park with 1 allocated parking space and communal garden area. The property benefits from UPVC double glazing, gas central heating, ample power and telephone points.
SERVICES
Mains water
Mains drainage
Mains gas
Council Tax Band B - 2019/2020 £1,545.35
Lease remaining: 107 years approx.
Ground rent: £75 p.a.
Maintenance and service charge: £140 p.m.

Location

The property is about 100 yards 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 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.

Ground Floor

Entrance Hall - Communal entrance with security key coded door, private front door to the spacious hallway, linen cupboard.

Kitchen - 7'08'' x 6'03'' Modern wall and base units with complementary work surfaces over, stainless steel sink and drainer unit with mixer tap, built-in electric oven, new halogen hob (to be fitted), extractor fan over, space and plumbing for washing machine, space for under counter fridge, wall-mounted central heating boiler.

Sitting Room - 12'01'' x 10'03'' Window to the front with views to Heathfield Park.

Bedroom 1 - 11'05'' x 10'09'' (plus door recess) Built-in wardrobe cupboard with shelf and hanging, window to the rear.

Bedroom 2 - 16'08'' x 6'09'' Large built-in cupboard, window to the rear.

Shower Room - White suite comprising low level W.C., pedestal wash handbasin, double shower cubicle with plumbed-in shower unit, mirror with light over, tiled floor.
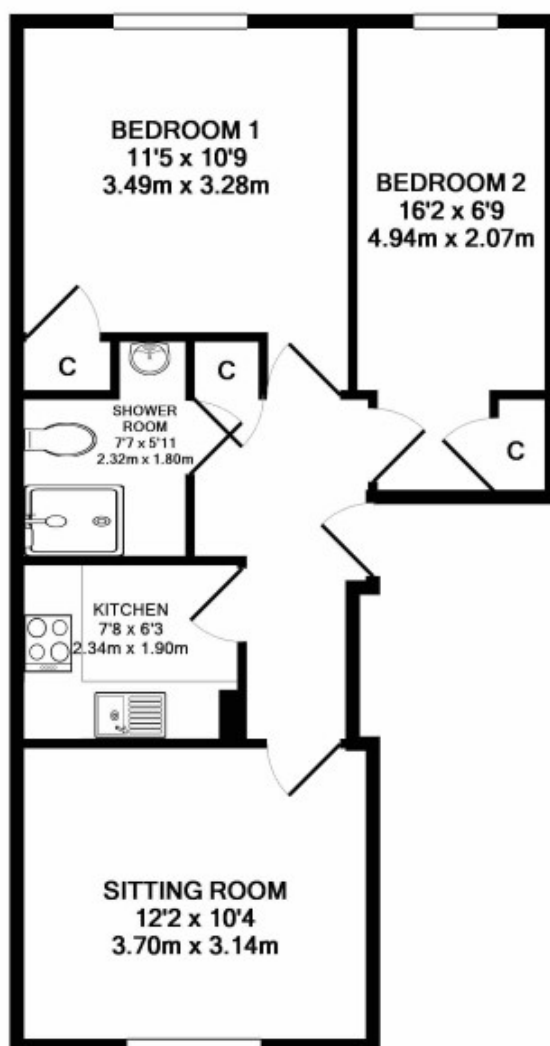
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Exterior

Car parking and gardens - Well maintained communal gardens, allocated parking space and visitors' parking.

Disclaimer: We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, and the measurements given are approximate.

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Floorplans

BEDROOM 1
11'5 x 10'9
3.49m x 3.28m

BEDROOM 2
16'2 x 6'9
4.94m x 2.07m

C

C

C

SHOWER
ROOM
7'7 x 5'11
2.32m x 1.80m

KITCHEN
7'8 x 6'3
2.34m x 1.90m

SITTING ROOM
12'2 x 10'4
3.70m x 3.14m

TOTAL APPROX. FLOOR AREA 519 SQ.FT. (48.2 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 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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Energy Efficiency and Environmental Impact

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO$_2$ emissions		
(92-100) A		
(81-91) B		
(69-80) C		81
(55-68) D	74	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO$_2$ emissions		

England, Scotland & Wales — EU Directive 2002/91/EC