

For Sale

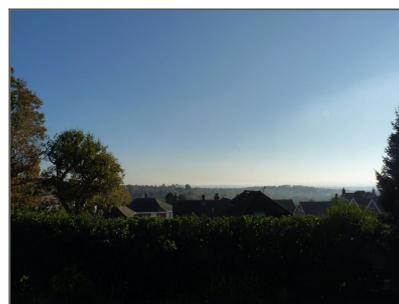
Cherwell Road, Heathfield, TN21 8JU



£185,000

2 bedroom Flat

- ✓ Purpose built Ground Floor Flat
- ✓ 2 Double Bedrooms
- ✓ Large Kitchen
- ✓ Excellent order throughout
- ✓ Garage
- ✓ Small Garden
- ✓ Views to the South Downs
- ✓ Close to the High Street



Description

A large and airy ground floor flat within a couple of minutes walk of Heathfield High Street. This is a very well presented purpose built (one of only 6) two bedroom flat and in addition there is a garage & rear garden, slightly offset from the rear of flat.

The accommodation comprises:

Large kitchen.

Good sized living room with electric stone effect fire inset into wall.

2 Double bedrooms.

Double glazing throughout.

Large decked area to the front with views to the South Downs.

SERVICES

Mains water and drainage

Gas central heating

Council Tax Band B - 2018/2019 £1,487.54

Lease 974 years remaining (999 years from 01/01/1993)

Maintenance and Ground Rent (combined) approx. £35 per month.

Location

The property is about 150 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 - From the front decking there is a private front door to the flat which leads to a spacious entrance hall.

Kitchen/Dining Room - 13'03" x 11'05" A large room with sink and drainer unit, built-in oven, space for upright fridge/freezer, space and plumbing for washing machine. There is plenty of space for a table and chairs and a window to rear.

Living Room - 12'10" x 12'04" Window to the front and modern electric coal-effect fire inset into wall.

Bathroom - Low level W.C., pedestal wash basin. large shower cubicle, heated towel rail and window to rear.

Bedroom 1 - 13'05" x 12'11"

Bedroom 2 - 12'10" x 9'11"



Exterior

Garage - Single garage in a block with walkway to the flat, area for waste bin storage.

Garden - There is a small garden to the rear slightly offset from flat, pathway from the front.

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.





Energy Efficiency and Environmental Impact

