

**For Sale**

**Isenhurst Court, Heathfield, TN21 8LJ**



**£139,950**

## **1 bedroom Flat**

- ✓ Spacious 1 Bedroom Ground Floor Flat
- ✓ Kitchen/Breakfast Room
- ✓ Large Rooms
- ✓ Allocated Parking
- ✓ Short walk to the Town Centre
- ✓ New Lease
- ✓ Overlooking the Communal Gardens



## Description

An immaculate, spacious and private purpose built lower ground floor apartment, with accommodation comprising hallway, kitchen/breakfast room, double bedroom, sitting room and bathroom. The property overlooks the communal gardens and also benefits from allocated parking.

New Lease to give 161 years remaining

Maintenance charge: Approx. £95 per month

Ground Rent: £10 p.a.

Council Tax Band A - 2018/2019 £1,275.04

## Location

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

**Communal Entrance Hall** - Stairs and lift access to all floors.

**Private Entrance Hall** - Private front door to spacious and light hallway with cloaks/storage cupboard and separate airing cupboard.

**Kitchen/Breakfast Room** - 10'04" x 9'04" Fitted range of attractive wall and floor units with complementary worksurfaces over, stainless steel sink and drainer unit with mixer tap, built-in cooker with inset hob and extractor over, space and plumbing for washing machine, space for fridge/freezer, space for dining table, window overlooking woodland.

**Sitting Room** - 15'01" x 13'10" Windows to the rear overlooking communal gardens and woodland.

**Bedroom** - 13'10" x 10'09" Double wardrobe cupboard, window to the rear overlooking the communal gardens.

**Bathroom** - White suite comprising low level WC, pedestal wash handbasin, bath with plumbed-in shower over.

## Exterior

**Gardens and Parking** - Well maintained communal gardens surround



the property and there is an allocated parking space.

**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

