

**For Sale**

**Sandy Cross Lane, Heathfield, TN21 8QP**



**Fixed Price £365,000**

### **3 bedroom Semi-Detached**

- ✓ Semi-detached Cottage
- ✓ For modernisation
- ✓ 3 Double Bedrooms
- ✓ Kitchen/Breakfast Room
- ✓ Sitting Room
- ✓ Gardens
- ✓ Driveway and Parking for 4/5 vehicles
- ✓ Stunning south-facing views



## Description

An attractive semi-detached cottage, approx. 100 years old, for modernisation with accommodation comprising small entrance porch, kitchen/breakfast room, utility room, sitting room, cloakroom, 3 double bedrooms, family bathroom, gardens, driveway and off-road parking for 4/5 vehicles.

SERVICES: Mains water, mains drainage, gas central heating.

Council Tax Band C - 2019/2020 £1,766.11

AGENTS' NOTES:

Potential to extend (plans drawn)

Agents' Note: The property has a pedestrian right of way over the neighbouring driveway.

## Location

Situated in a quiet semi-rural location on the edge of Heathfield with fabulous un-interrupted views to the South over the Sussex countryside. The property is about a mile 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.

The 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. With Polegate to Victoria.

The coast at Eastbourne and the spa town of Tunbridge Wells are both about 15 miles away.

## Ground Floor

### Entrance -

**Kitchen/Breakfast Room** - 16'01" x 13'0" Fitted kitchen with ample wall and base units with worksurfaces over, sink and drainer unit, spaces for fridge and freezer, door to utility room, door to stairs rising to the first floor, window to the rear.

**Sitting Room** - 14'09" x 8'06" Double aspect, feature period fireplace with tiled surround, window to the front garden, door to the front, window south facing.

**Utility Room** - 8'09" x 4'06" Space and plumbing for washing machine, storage cupboard, door to the rear garden and driveway.

**Cloakroom** - W.C., and wash handbasin.

## First Floor

**Landing** - Door to stairs rising to the second floor.

**Bedroom 2** - 11'11" x 10'02" Period fireplace, window to the front with





far reaching views across the countryside to the south.

**Bedroom 3** - 13'0" x 9'10" Period feature fireplace, window to the rear.

**Family Bathroom** - Bath, W.C. and wash hand basin, window to the side with views.

## Second Floor

**Bedroom 1** - 14'08" x 12'06" Large room with extensive eaves storage, window to the south with far-reaching views.

## Exterior

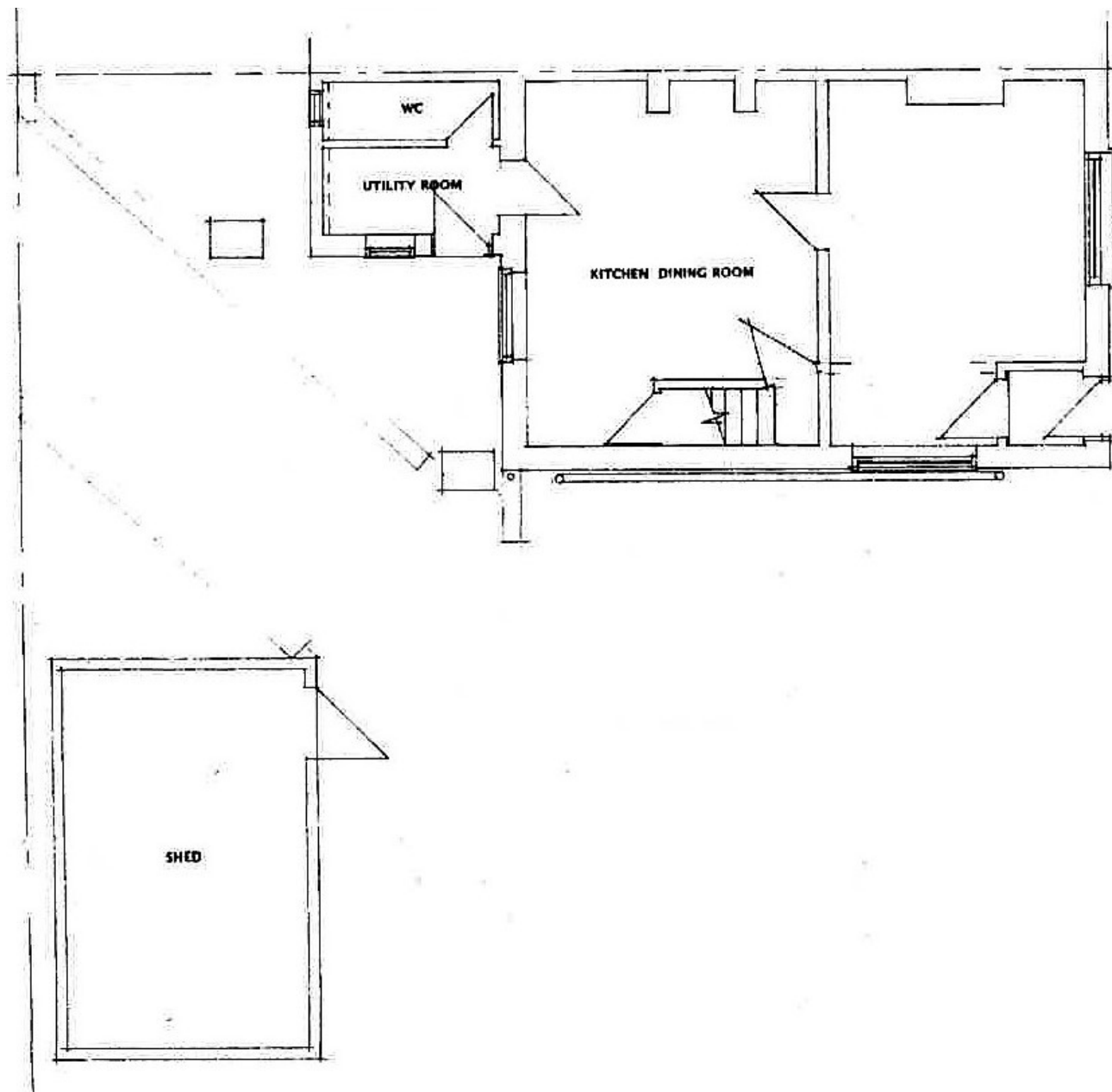
**Gardens** - Secluded and peaceful gardens with mature trees and shrubs, attractive brick paved seating area to the front, un-interrupted views to the south over the countryside. There is a pedestrian right of way over the neighbours drive to the lane.

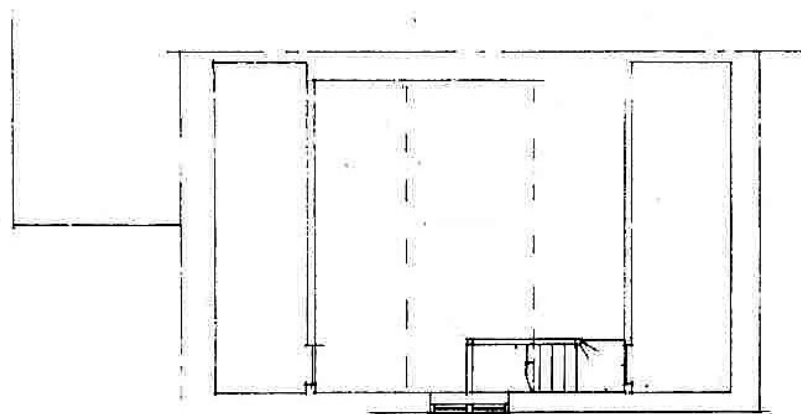
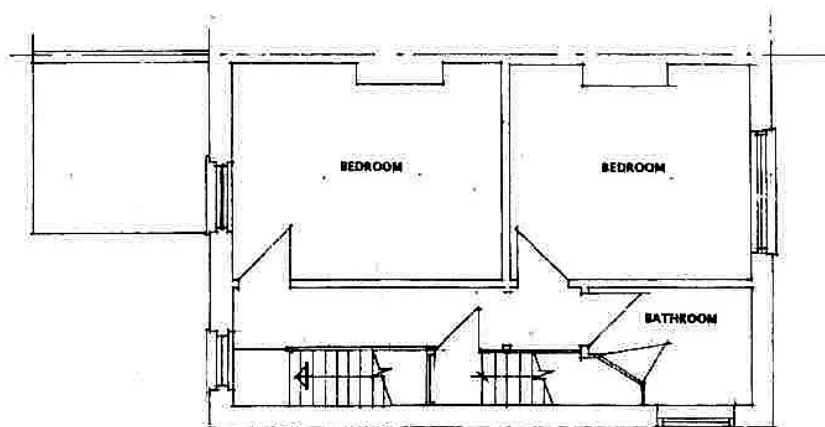
**Driveway and Parking** - Double gates to the drive leading to a parking area for up to 5 vehicles, large workshop with light and power connected.

**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.



## Floorplans





## Energy Efficiency and Environmental Impact

