



CICERO, CUCKOO DRIVE
HEATHFIELD - GUIDE PRICE £420,000 - £450,000



Cicero

Cuckoo Drive,
Heathfield, TN21 8AR

**Entrance Hall - Sitting Room - Conservatory - Kitchen -
Master Bedroom With En-Suite Shower Room - 2 Further
Bedrooms - Bathroom - Good Size Rear Garden - Garage
And Driveway**

A detached 3 bedroom bungalow with the benefit of no onward chain and situated in a tucked away cul-de-sac position only a short walk away from the shops and amenities in Hailsham Road in Heathfield. Internally there is a sitting room leading into a large conservatory, kitchen, a master bedroom with an en-suite shower room, bathroom and 2 further bedrooms. The property benefits from double glazing, a large driveway with access to a garage and a good size garden at the rear with a worksop and shed.

uPVC double glazed Georgian style panelled front door with adjoining side screen and window opening into:

ENTRANCE HALL:

Access to loft space. Wall mounted central heating control panel and thermostat. Door to airing cupboard housing hot water tank with slatted shelving over. Radiator. Range of doors to:

SITTING ROOM:

uPVC double glazed window to rear and sliding double glazed patio doors to a conservatory. Fitted gas fire (untested) with timber surround. Radiator. Wall light points.

CONSERVATORY:

Constructed on a brick base with range of uPVC double glazed windows and vaulted ceiling incorporating fan and light to ceiling. Double glazed doors to garden. Ceramic tiled flooring. Radiator.



KITCHEN:

Leaded light uPVC double glazed window to front. Fitted with a range of modern worktops incorporating beech style cupboard and drawer units below with integrated slimline Neff dishwasher, stainless steel brush fronted 'Miele' grill with oven below. Integrated fridge and freezer with matching front panels. Inset 'Miele' 4 ring induction hob with extractor hood over incorporating light. Matching wall mounted cupboards. Localised tiling. Radiator. Leaded light double glazed uPVC door to side access.

BEDROOM ONE:

uPVC double glazed window to rear. Mirror fronted sliding doors to double wardrobe cupboard. Radiator. Door to:

EN-SUITE SHOWER ROOM:

Obscure uPVC double glazed window to rear. Fitted with a suite comprising of low level WC with concealed cistern. Wash basin inset into long vanity shelf with bidet. Range of fitted cupboards over and below. Localised tiling. Separate shower cubicle with sliding door. Radiator. Recessed ceiling down lighters. Ladder style heated chrome effect towel rail. Integral door to garage.

BEDROOM TWO:

uPVC leaded light double glazed window to front. Mirror fronted sliding doors to fitted wardrobe cupboard. Radiator.

BEDROOM THREE:

uPVC leaded light double glazed window to front. Radiator.

BATHROOM:

uPVC obscure double glazed window to rear. Fitted with a suite comprising low level WC. Wash basin and set into large vanity unit with cupboards above and below. Panelled bath with mixer taps/shower attachment over. Fully tiled to walls. Ladder style heated towel rail.



OUTSIDE:

Externally to the FRONT of the property is a large driveway providing off road parking for several vehicles and access to a GARAGE with roller door, power and light enclosed, wall mounted fuse boxes, slatted doors to useful utilities cupboard and adjoining boiler cupboard housing Baxi gas fired central heating boiler. The FRONT also enjoys an area of garden with low level brick retaining wall and flower and shrub borders and area of lawn. Gated access to both sides of the property lead to the REAR GARDEN itself which is of a good size with large flagstone patio terrace and steps to an area of raised lawn with brick retaining borders and flower and shrub borders. Garden shed. Larger garden store with water butt at rear.

SITUATION:

The property is conveniently located for access to Heathfield with its wide range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 miles distant, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.

TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher 01435 862211

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

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