



BAY TREE CLOSE
HEATHFIELD - £450,000



26 Bay Tree Close

Heathfield, TN21 8YG

Entrance Hall - Downstairs Cloakroom - Sitting Room With Wood Burning Stove - Family Room - Dining Room - Remodelled Kitchen - Utility Room - 3 Bedrooms - Family Bathroom Plus En-Suite Shower Room - Good Sized Garden To The Rear - Front Garden & Own Driveway Providing Parking

An extremely well presented 3 bedroom detached family home situated on the ever popular Green Lane Development. The accommodation features a sitting room with wood burning stove, family room and separate dining room. There is a remodelled kitchen and utility room, downstairs cloakroom, family bathroom plus en-suite shower room conveniently situated within a mile of Heathfield town centre.

ENTRANCE HALL:

Wood effect flooring. Coved ceiling.

CLOAKROOM:

Leaded light double glazed window. WC with concealed cistern. Vanity unit with inset wash basin and cupboards under. Tiled floor. Chrome heated towel rail. Coved ceiling.

SITTING ROOM:

Leaded light double glazed windows. Feature brick fireplace with wood burning stove. Radiator. Coved ceiling.

FAMILY ROOM:

Double glazed patio doors opening onto the garden. Modern upright radiator. Coved ceiling.



REMODELLED KITCHEN:

Double glazed window overlooking the garden. Gloss white fronted matching wall and base cupboards. Slate effect worktops with inset one and a half bowl sink. Inset electric hob with oven under and filter hood above. Part tiled walls. Integrated dishwasher. Modern upright radiator. Under stairs storage cupboard. Wood effect flooring.

UTILITY ROOM:

Double glazed window and double glazed door opening onto the garden. Space for American style fridge freezer, washing machine and tumble dryer with storage cupboards above. Wood effect flooring. Radiator.

DINING ROOM:

Leaded light double glazed window to the front. Wood effect flooring. Coved ceiling. Modern upright radiator.

STAIRS TO THE FIRST FLOOR LANDING:

Double glazed window. Coved ceiling. Access to the loft. Built in airing cupboard housing the hot water cylinder with slatted shelves and hanging rail.

BEDROOM ONE:

Leaded light double glazed windows. Radiator. Coved ceiling.

REMODELLED EN-SUITE SHOWER ROOM:

Double glazed window. Large walk in shower cubicle. Thermostatic shower with hand held shower and drencher head. Wash basin with cupboards under. WC with concealed cistern. Tiled floor and walls. Sliding glass door. Inset spotlights. Extractor fan.

BEDROOM TWO:

Double glazed windows overlooking the rear garden. Built in wardrobe. Radiator. Coved ceiling.

BEDROOM THREE:

Leaded light double glazed windows. Radiator. Coved ceiling.

FAMILY BATHROOM:

Double glazed window. Panel enclosed bath with chrome taps, shower over and glass folding shower screen. WC. Pedestal wash basin. Tiled floor and part tiled walls. Coved ceiling. Extractor fan.



OUTSIDE:

There is a good sized garden to the rear with large paved patio, decked areas, lawn and covered storage area with shrub borders. There is a lawned garden to the front and own driveway providing off-street garden.

SITUATION:

Situated on a sought after development on fringes of the market town of Heathfield with easy access to a popular local primary school. The town itself offers a 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 & 35 minutes drive respectively.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01435 862211

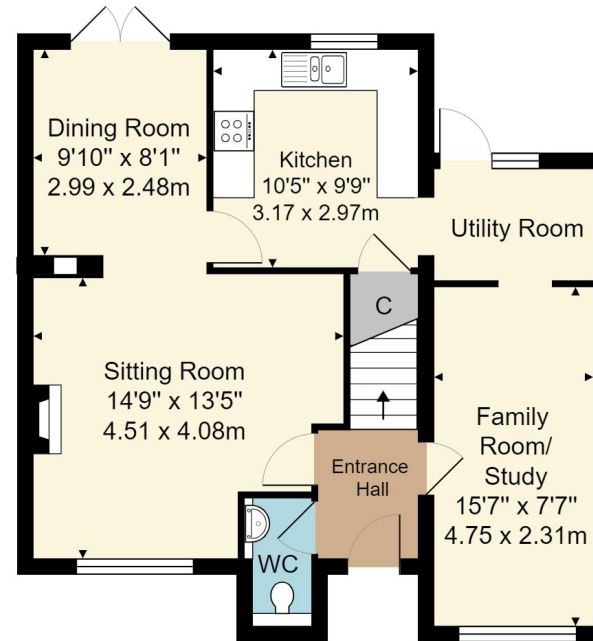
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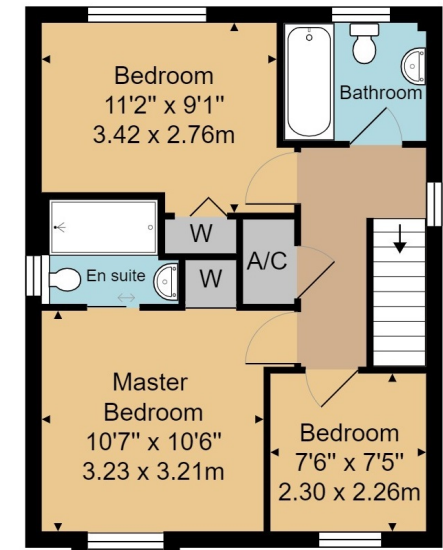
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1081 ft² ... 100.4 m²

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.