



SEA VIEW COTTAGE
PUNNETTS TOWN - GUIDE PRICE £350,000 - £375,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

2 Seaview Cottage

Punnetts Town,
Heathfield, TN21 9DG

**Enclosed Porch - Entrance Hall - Spacious Lounge/Diner -
Kitchen - Conservatory/Lean To - Landing - 2 Bedrooms -
Spacious Bathroom - Mature & Private Garden - Views To
The South Coast From The First Floor**

A charming 2 bedroom terraced Victorian Cottage situated in the desirable village of Punnetts Town. The property enjoys far reaching views from the first floor, a feature fireplace with open fire in the lounge/diner, spacious bathroom and mature private gardens.

ENTRANCE PORCH:

Tiled floor. Fitted shelf.

ENTRANCE HALL:

Polished wooden flooring. Radiator with decorative cover.

SPACIOUS LOUNGE/DINER:

Interlinking lounge and dining room with dual aspect double glazed windows in the bay to the front. Sash window to the rear. Feature fireplace with shelved recesses to both sides, wooden surround, cast iron insert and tiled hearth. Part panelled walls. Under stairs storage cupboard. Polished wooden flooring. Radiators.

KITCHEN:

Window overlooking the garden and further sash window to the side. Range of cream fronted matching wall and base cupboards. Wood effect worktops with inset one and a half bowl stainless steel sink. Inset electric hob with oven under and filter hood above. Space for upright fridge freezer and washing machine. Tiled floor. Radiator.



CONSERVATORY/LEAN TO:

Double glazed window and double glazed door leading to the garden.
Fitted worktop with storage under.

STAIRS LEADING TO THE FIRST FLOOR LANDING:

Access to the loft. Two built in storage cupboards.

BEDROOM ONE:

Double glazed sash style windows enjoying far reaching views towards the south coast. Feature cast iron fire surround. Radiator.

BEDROOM TWO:

Sash window overlooking the rear garden. Polished wood flooring.
Feature cast iron fire surround with tiled hearth. Radiator.

BATHROOM:

Sash window overlooking the rear garden. A bright and spacious room with white suite comprising of a panel enclosed bath. Pedestal wash basin. WC. Part panelled walls. Built in airing cupboard housing the hot water cylinder with slatted shelves above. Radiator.

OUTSIDE:

There is a charming mature garden to the rear with a wide variety of trees and shrubs with shingled pathway leading to a lawned area with paved patio, pond and wooden summer house. There is a brick built boiler/storeroom and oil tank plus outside water tap.



SITUATION:

The property is most pleasantly situated within this favoured and popular Sussex village of Punnetts Town. The village itself enjoys a well regarded Primary School with the market town of Heathfield being reached within five minutes drive. In general the market town of Heathfield provides 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 Etchingam and Stonegate are approximately 9 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 Hastings and Eastbourne being reached within approximately 30 and 45 minutes drive respectively.

TENURE:

Freehold (We understand there is a small element of flying freehold).

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01435 862211

AGENTS NOTE:

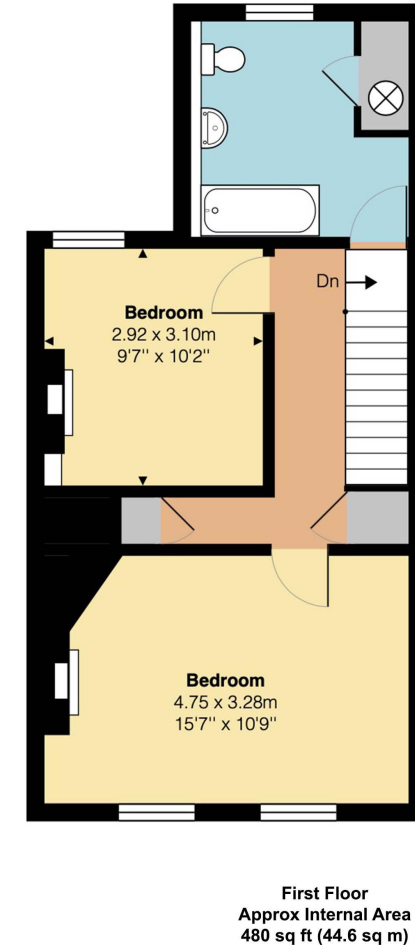
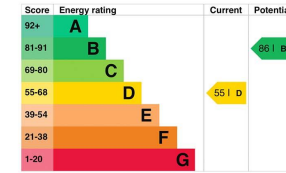
We understand this property has a right of way across the neighbours garden to the rear.

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 contained. 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.



27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



2 Seaview Cottage, Punnetts Town, TN21 9DG

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.
©Listed Building Surveys Ltd