



# WOOD & PILCHER



- First Floor Apartment
- 2 Bedrooms
- Kitchen
- Purpose Built Block
- Allocated Parking
- Energy Efficiency Rating: C

**Cherwell Road, Heathfield**

**GUIDE PRICE £200,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)





#### 4 Cherwell Lodge, Cherwell Road, Heathfield, TN21 8JF

A bright 2 bedroom purpose built first floor apartment with a westerly aspect, conveniently situated about 100 metres from Heathfield high street. The property features a bathroom with white suite, kitchen, sitting room and allocated parking. NO ONWARD CHAIN.

##### **ENTRANCE HALL:**

Wall mounted entry phone. Built in storage cupboards. Coved ceiling. Radiator.

##### **SITTING ROOM:**

Double glazed window. Coved ceiling. Radiator.

##### **KITCHEN:**

Double glazed window. Range of wood effect matching wall and base cupboards. Wood effect worktop with inset 4 burner gas hob with extractor hood above and oven under. Inset sink. Wall mounted gas fired boiler. Space for washing machine and fridge. Part tiled walls. Coved ceiling.



**BEDROOM ONE:**

Double glazed window with far reaching views towards the South Downs. Built in double wardrobe. Coved ceiling. Radiator.

**BEDROOM TWO:**

Double glazed window. Coved ceiling. Radiator.

**BATHROOM:**

Double glazed window. White suite comprising of a panel enclosed bath with Mira electric shower over. WC. Pedestal wash basin with tiled splashback. Extractor fan. Coved ceiling. Radiator.

**OUTSIDE:**

There is an allocated parking space.

**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:**

Leasehold

Lease - 125 years from 29/09/2000

Service Charge - currently £790.49 paid six monthly

Ground Rent - currently £75 p.a.

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

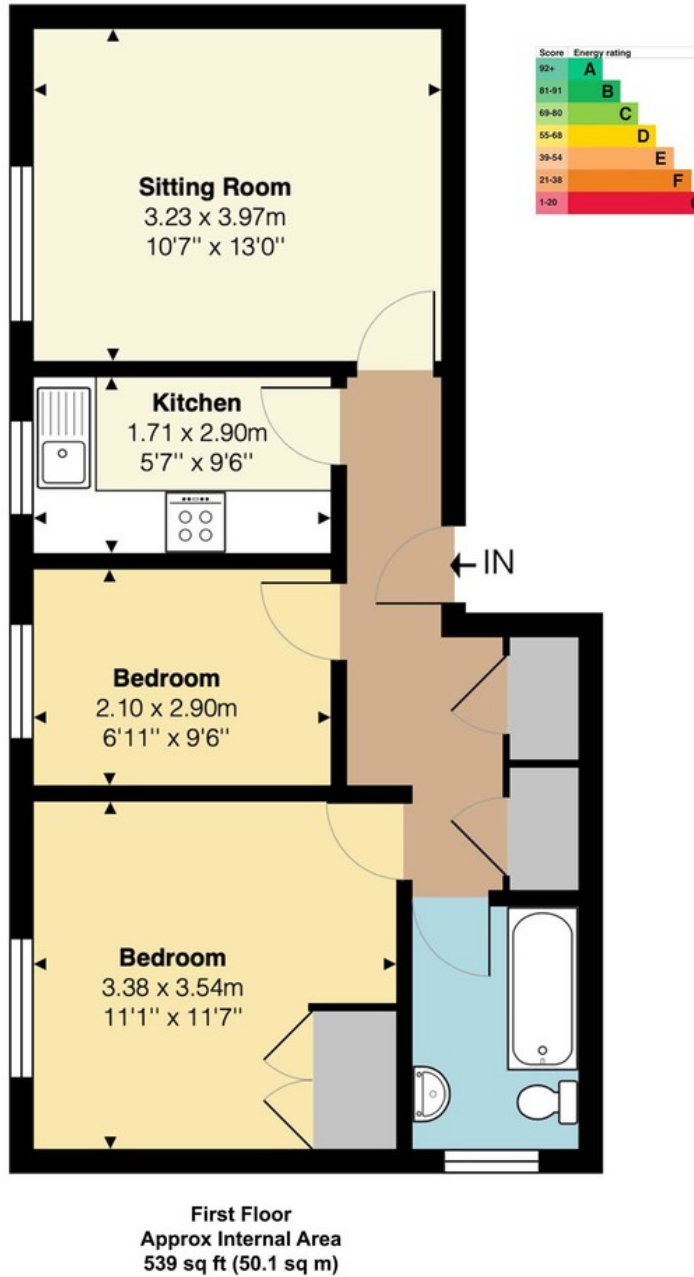
**COUNCIL TAX BAND:**

B

**VIEWING:**

By appointment with Wood & Pilcher 01435 862211





## Flat 4 Cherwell Lodge, Cherwell Road, Heathfield, TN21

Not To Scale.

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