

MAYVIEW CLOSE
BROAD OAK, HEATHFIELD - £285,000



1 Mayview Close

Broad Oak,
Heathfield, TN21 8SL

**Recessed Entrance Porch - Entrance Hall - Living Room -
Kitchen - 2 Bedrooms - Bathroom - Separate WC -
Single Garage - Fence Enclosed Rear Garden**

NO ONWARD CHAIN. A 2 bedroom semi detached bungalow with single garage and no onward chain situated in this cul-de-sac position within the pretty village of Broad Oak and only a short walk to the local store. The property enjoys a fence enclosed rear garden which provides access to the garage. Viewing recommended.

RECESSED ENTRANCE PORCH:

uPVC double glazed panelled door into:

ENTRANCE HALL:

Wall mounted fuse box and alarm panel (presently unused). Meter cupboard. Access to loft space. Door to useful shelved cupboard. Radiator. Range of further doors to:

LIVING ROOM:

A double aspect room with uPVC double glazed windows to front and side enjoying views through rooftops to countryside. Radiator.

KITCHEN:

uPVC double glazed windows to side and rear and door giving access to rear garden. Range of roll top work surfaces with inset sink and drainer and 4 ring electric hob with stainless steel brush fronted extractor incorporating light over. Matching cupboard and drawer base units incorporating fitted Moffat oven and space for further appliances. Localised tiling. Matching wall mounted cupboards. Fitted shelving and door to cupboard housing Viessmann gas fired central heating boiler.

BEDROOM ONE:



uPVC double glazed window to rear. Radiator.

BEDROOM TWO:

uPVC double glazed windows to front and side incorporating views to Mayfield in the distance through rooftops. Radiator.

BATHROOM:

Obscure uPVC double glazed window to side. Fitted with a suite comprising pedestal wash basin and timber panelled bath with Triton shower unit over. Tiled to 4 walls. Radiator.

SEPARATE WC:

Obscure uPVC double glazed window to rear. Low level WC.

OUTSIDE:

Paved pathway to front door and areas of lawn and mature shrubs. Gated access provides entry to the rear garden which is laid for low maintenance with paved flagstone patio area and steps rising to further raised area amidst areas of lawn and providing access to a single garage with personal door to rear and twin doors to front and area of hard standing.

SITUATION:

The village of Broad Oak enjoys local shops and amenities to include a Village Hall, Church and general store and post office. The market town of Heathfield is only approximately 2 miles distant West giving an excellent range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The spa towns of Royal Tunbridge Wells and the Coast at Eastbourne are approximately 15 and 17 miles distant respectively and rail service to London can be found at Buxted and Stonegate both offering a service of trains to London. (The larger coastal resorts of both Brighton and Eastbourne can be reached in approximately 45 and 35 minutes drive respectively.)



TENURE:

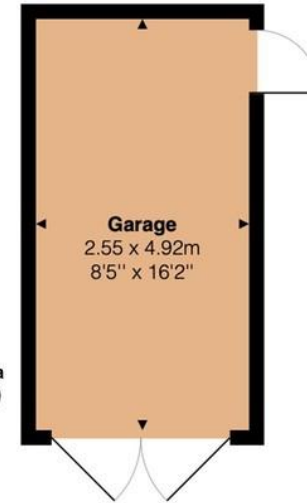
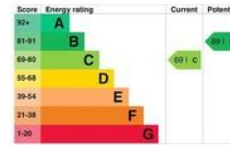
Freehold

COUNCIL TAX BAND:

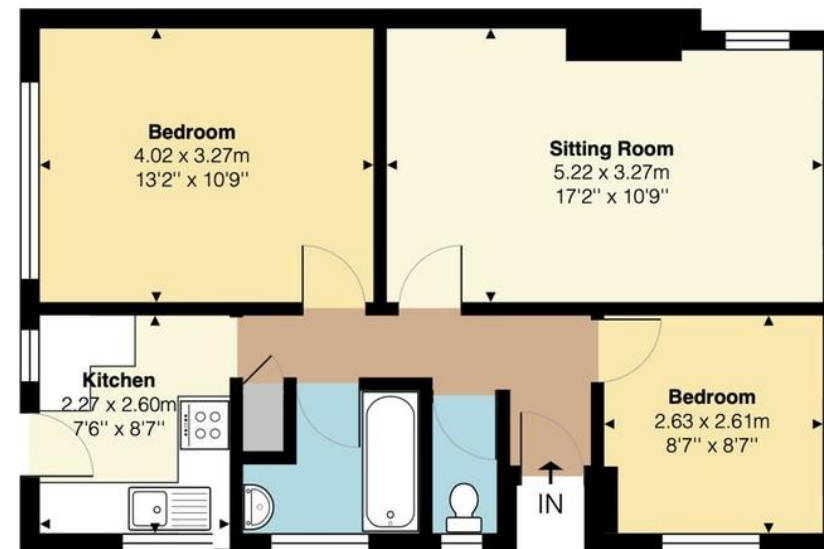
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VIEWING:

By appointment with Wood & Pilcher 01435 862211



Garage / Store
Approx Internal Area
135 sq ft (12.6 sq m)
(Not Shown In Correct
Location / Orientation)



Approx Internal Floor Area
594 sq ft (55.1 sq m)

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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Not To Scale.

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