



SWAINES WAY
HEATHFIELD - £335,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

19 Swaines Way

Heathfield, TN21 0AL

**Entrance Hall - Lounge/Diner - Kitchen - Shower Room -
Separate WC - 2 Bedrooms - Single Garage & Driveway -
Large Garden To The Rear - NO ONWARD CHAIN**

A link detached 2 bedroom bungalow situated in a popular cul-de-sac less than a mile from Heathfield Town Centre. The property is in need of some updating and offers huge scope for improvement. The accommodation features double glazing, a spacious lounge/diner and 2 good sized bedrooms. There is a very large garden to the rear and single garage to the side with driveway in front. NO ONWARD CHAIN.

ENTRANCE HALL:

Built in airing cupboard housing the hot water cylinder with fitted electric immersion heater and slatted shelves above. Access to the loft.

LOUNGE/DINER:

Dual aspect with double glazed windows to the front and double glazed door to the rear with double glazed side window. Coved ceiling. Fitted electric storage heater.

KITCHEN:

Double glazed window overlooking the garden and double glazed door. Range of wooden fronted matching wall and base cupboards. Laminate worktops with inset stainless steel sink. Inset electric hob with filter hood above. Part tiled walls. Space for washing machine, fridge and freezer. Built in oven. Breakfast bar.



SHOWER ROOM:

Double glazed window. Shower cubicle with electric shower. Part panelled walls. Part tiled walls. Pedestal wash basin.

SEPARATE WC:

Double glazed window. WC.

BEDROOM ONE:

Large double glazed picture window overlooking the garden.

BEDROOM TWO:

Double glazed window.

OUTSIDE:

The driveway leads to a single garage with up and over door. There is a large garden to the rear mainly laid to lawn with mature shrubs and trees backing onto a small stream.

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



COUNCIL TAX BAND:

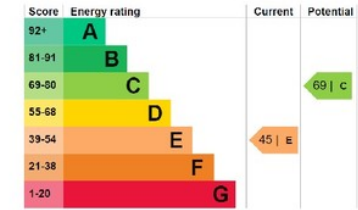
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VIEWING:

By appointment with Wood & Pilcher 01435 862211

AGENTS NOTE:

Please be aware although there are radiators fitted, there is currently no fitted boiler.



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.



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Bungalow Approx. Internal Area 679 sq. ft / 63.1 sq. m
Approx. Gross Internal Area (Incl. Garage) 826 sq. ft / 76.8 sq. m

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.