



WOOD & PILCHER
FOR SALE
01435 862211

SWAINES WAY
HEATHFIELD - £350,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

30 Swaines Way

Heathfield, TN21 0AL

**Enclosed Porch - Entrance Hall - Sitting Room - Kitchen -
3 Bedrooms - Bathroom With Bath & Separate Shower
Cubicle - Good Sized Garden - Garage**

A well presented 3 bedroom detached bungalow situated in a popular cul-de-sac location less than a mile from Heathfield Town Centre. The property features a good sized garden to the rear backing onto the Cuckoo Trail, a single garage with up and over door approached via a shared driveway and spacious sitting room with elevated outlook. NO ONWARD CHAIN.

ENTRANCE PORCH:

uPVC double glazed front door. Electric meter cupboard.

ENTRANCE HALL:

Inset spotlights. Access to the loft with pull down ladder. Built in cloaks cupboard. Further built in linen cupboard. Radiator.

SITTING ROOM:

Double glazed picture window in bay to the front with an elevated outlook. Double glazed window to the side. Brick fire surround. Fitted shelving with cupboard under. Cornicing. Radiator.

KITCHEN:

Range of wood effect fronted wall and base cupboards. Laminate worktop with inset one and a half bowl sink. Inset 4 burner gas hob with oven under and filter hood above. Integrated fridge freezer. Washing machine and tumble dryer. Part tiled walls. Tiled floor. Cornicing. Radiator. Double glazed patio doors leading to the garden.



BEDROOM ONE:

Double glazed window overlooking the garden. Fitted wardrobe with bed recess and cupboards over and fitted dressing table. Cornicing. Radiator.

BEDROOM TWO:

Double glazed window. Coved ceiling. Radiator.

BEDROOM THREE:

Double glazed window. Fitted wardrobe with mirror fronted sliding doors. Coved ceiling. Radiator.

BATHROOM:

Double glazed windows. Tile enclosed bath. Pedestal wash basin. WC. Separate shower cubicle with thermostatic shower. Heated towel rail. Part tiled walls. Tiled floor. Inset spotlights.

OUTSIDE:

There is a shared driveway leading to a single garage with up and over door. The rear garden features a shingle and paved patio area, raised shrub beds, lawn and mature shrubs and trees backing onto the Cuckoo Trail.

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:

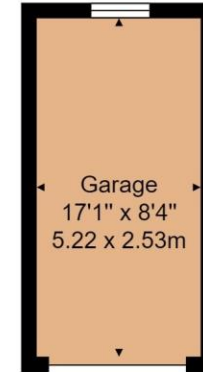
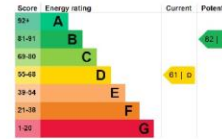
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VIEWING:

By appointment with Wood & Pilcher 01435 862211

Bungalow Approx. Gross Internal Area
777 sq. ft / 72.2 sq. m

Garage Approx. Internal Area
142 sq. ft / 13.2 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 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

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.