



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Double Bedrooms
- For The Over 60's
- Ground Floor Shower Room
- NO ONWARD CHAIN
- Garage
- Energy Efficiency Rating: C

Woodland Mews, Heathfield

£230,000

woodandpilcher.co.uk



5 Woodland Mews, Heathfield, TN21 8YY

A spacious 2 double bedroom retirement cottage set on a corner position on this popular development situated approximately a third of a mile from local amenities with Heathfield town centre about two thirds of a mile. The property is specifically for the over 60's and benefits from an on-site house manager. Internally the accommodation provides a kitchen/breakfast room, good sized lounge/diner and patio doors out onto a terrace and communal garden, a re-modelled downstairs shower/cloakroom, 2 double bedrooms and wet room upstairs. Outside there are communal gardens plus a garage en bloc.

ENTRANCE HALL:

Coved ceiling. Radiator.

DOWNSTAIRS SHOWER/CLOAKROOM:

Re-modelled Shower Room. WC. Pedestal wash basin. Shower cubicle with tiled walls. Chrome heated towel rail. Double glazed windows. Emergency pull chord.

INNER HALL:

Leaded light double glazed window. Radiator. Coved ceiling. Under stairs cupboard. Emergency pull cord.

KITCHEN/BREAKFAST ROOM:

Dual aspect with leaded light double glazed windows. Fitted wall & base cupboards. Wood effect worktops with inset sink. Space for cooker with filter hood above. Space for washing machine. Part tiled walls. Coved ceiling. Wall mounted 'Worcester' boiler. Emergency pull cord.



LOUNGE/DINER:

Dual aspect with leaded light double glazed windows to the front and double glazed patio doors to the rear. Coved ceiling. Emergency pull cord.

FIRST FLOOR LANDING:

Access to loft.

WET ROOM:

Obscure double glazed window. Shower. WC. Tiled walls. Wash hand basin. Emergency pull cord. Chrome heated towel rail.

BEDROOM ONE:

Leaded light double glazed window. Coved ceiling. TV & telephone point. Built in double wardrobe. Emergency pull cord. Radiator.

BEDROOM TWO:

Leaded light double glazed window over looking gardens and woodland area. Coved ceiling. Emergency pull cord. Radiator.

OUTSIDE:

Own paved patio & communal gardens.

GARAGE:

En-bloc with up & over door. The garage is under a separate 999 year leasehold agreement.

SITUATION:

Situated on a sought after development on fringes of the market town of Heathfield with easy access to a popular local primary school. The town itself offers 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 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 & 35 minutes drive respectively.

TENURE:

Freehold (Garage is Leasehold)

COUNCIL TAX BAND:

D

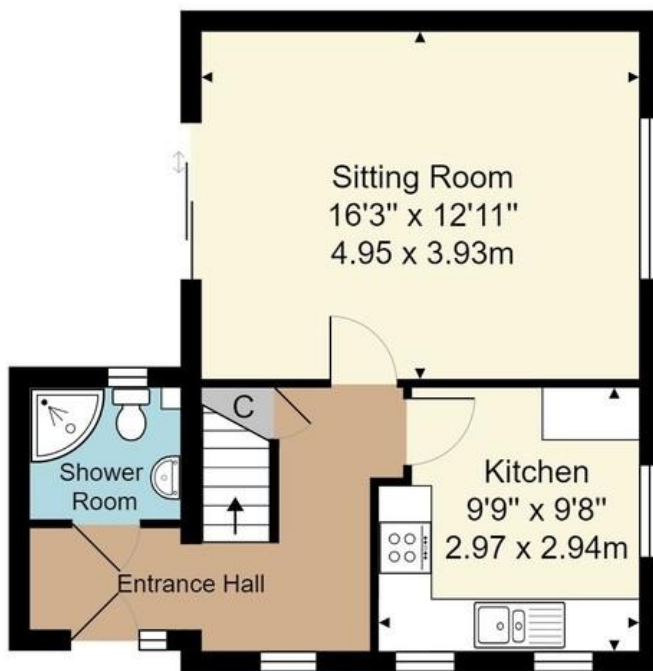
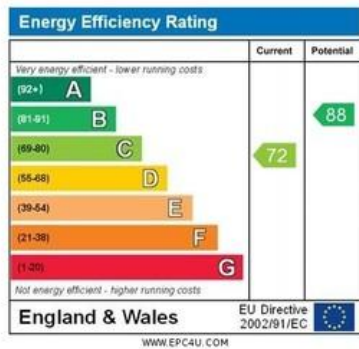
VIEWING:

By appointment with Wood & Pilcher 01435 862211

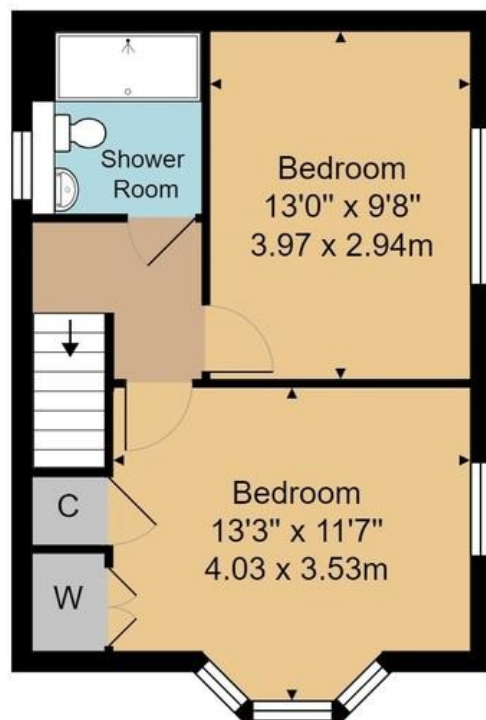
AGENTS NOTE:

We are advised by the vendor that the current service charge is approximately £264.73 per month (Total £3176.82 p.a.) for 2022/23 which includes various external decoration/repair elements to the development including window cleaning. The minimum age for this property is 60 years. Please also note that we are advised that a purchaser will have to pay additional fees to Estates & Management totalling approximately £720. This should all be confirmed by your legal representative prior to an exchange of contracts.





Ground Floor



First Floor

Approx. Gross Internal Area 811 ft² ... 75.3 m²

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.

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 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

