



PARKSIDE CLOSE
HEATHFIELD - £625,000



8 Parkside Close

Heathfield, TN21 8FQ

**Entrance Hall - Cloakroom - Utility Room - Sitting Room -
Luxury Kitchen/Dining Room - Spacious Landing -
5 Double Bedrooms - Family Bathroom Plus 2 En-Suite
Shower Rooms - Lawned Garden To The Side & Rear -
Own Driveway & Single Garage - Additional Parking Space**

An exceptional 5 double bedroom detached family home built in 2020. Situated in a desirable cul-de-sac position with the highly regarded Parkside Community Primary School in the immediate vicinity. The accommodation is beautifully presented throughout with a stunning kitchen/diner featuring integrated appliances, a separate utility room, spacious sitting room and a family bathroom plus en-suite shower rooms to two bedrooms. There is underfloor heating to the ground floor, a good sized garden to the rear and side and a single garage with own driveway plus a further allocated parking space and visitors parking.

ENTRANCE HALL:

Wood effect flooring. Under stairs storage cupboard. Underfloor heating control.

CLOAKROOM:

Spacious cloakroom with double glazed window. WC. Wash basin with tiled splashback. Wood effect flooring. Extractor fan.

UTILITY ROOM:

Double glazed window. Range of matching wall and base cupboards. Stone composite worktop with inset sink. Space for washing machine and tumble dryer. Wood effect flooring. Underfloor heating control.

SITTING ROOM:

Dual aspect with double glazed windows to the side and in the bay to the front both with fitted shutters. Wood effect flooring. Underfloor heating control. Double doors opening into:



KITCHEN/DINER:

Double glazed window and double glazed patio doors. Stunning kitchen with matching wall and base cupboards. Stone composite worktops with inset one and a half bowl stainless steel sink. Built in Neff 5 ring electric hob with twin ovens under and extractor hood above. Two Integrated fridge freezers and dishwasher. Inset spotlights. Further double glazed window to the side with fitted shutters.

STAIRS LEADING TO THE FIRST FLOOR LANDING:

A particularly spacious landing with access to the loft with pull down wooden ladder. Built in linen cupboard. Radiator.

BEDROOM ONE:

Double glazed windows with fitted shutters. Built in wardrobes. Radiator.

EN-SUITE SHOWER ROOM:

Double glazed window. Large shower cubicle with chrome thermostatic shower featuring a handheld shower and drencher head. Vanity unit with wash basin and cupboard under with tiled splashback. Chrome heated towel rail. WC. Wood effect flooring. Extractor fan.

BEDROOM TWO:

Double glazed windows with fitted shutters. Double built in wardrobe. Radiator.

EN-SUITE SHOWER ROOM:

Shower cubicle with chrome thermostatic shower featuring handheld shower and drencher head. Vanity unit with wash basin and cupboards under with tiled splashback. Chrome heated towel rail. WC. Wood flooring and 'pocket' door.

BEDROOM THREE:

Double glazed windows with fitted shutters. Radiator.

BEDROOM FOUR:

Double glazed windows with fitted shutters. Double built in wardrobe. Radiator.

BEDROOM FIVE:

Double glazed windows with fitted shutters. Radiator.

FAMILY BATHROOM:

Double glazed window. 'P' shaped panel enclosed bath with chrome mixer taps and chrome thermostatic shower over featuring a handheld shower and drencher head and glass shower screen. Wash basin with cupboards under and tiled splashback. WC. Chrome heated towel rail.



OUTSIDE:

A single garage with electric up and over door with power and light. There are lawned gardens to the rear and side with a substantial paved patio area, outside tap, side gate and timber storage shed. There is an additional allocated parking space.

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

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01435 862211

AGENTS NOTE:

We understand there is a management service charge of approximately £284.00 p.a. for the period 2022 to 2023.

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.

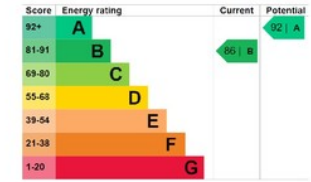
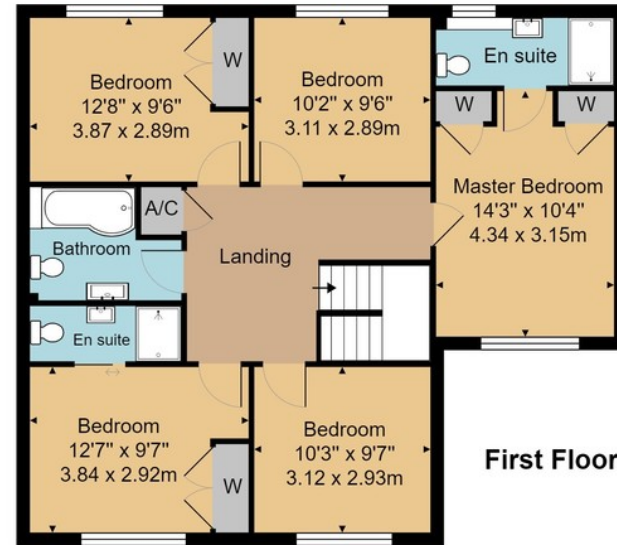


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Approx. Gross Internal Area
1796 ft² ... 166.9 m²
(Incl. Garage)

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.