

UPLANDS PARK
BROAD OAK, HEATHFIELD • £395,000



3 Uplands Park

Broad Oak,
Heathfield, TN21 8SJ

Enclosed Porch - Entrance Hall - Sitting Room With Open Fire - Kitchen - 2 Double Bedrooms - Stairs Leading To An Attic Room - Front & Rear Gardens - Garage & Own Driveway

A well presented detached bungalow situated in the popular village of Broad Oak about a mile and a half from the market town of Heathfield with its numerous shops and facilities. The accommodation features 2 double bedrooms plus stairs to an attic room, spacious sitting room with open fire overlooking the garden, shower room and kitchen. There are attractive gardens to the front and rear and a single detached garage approached via its own driveway providing additional parking.

ENCLOSED PORCH:

Double glazed windows and door.

ENTRANCE HALL:

Wood effect flooring. Coved ceiling.

SITTING ROOM:

Dual aspect with double glazed windows and far reaching views across the rooftops. Open feature fireplace. Coved ceiling. Radiators.

KITCHEN:

Double glazed window. Range of gloss white fronted matching wall and base cupboards. Space for washing machine, dryer and upright fridge freezer. Wall mounted gas fired boiler. Part tiled walls. Double glazed door to:



REAR LOBBY:

Double glazed windows and double glazed door leading to the garden.

BEDROOM ONE:

A spacious dual aspect double bedroom with coved ceiling. Range of fitted wardrobes with cupboards and fitted dressing table between. Coved ceiling. Radiator.

BEDROOM TWO (CURRENTLY USED AS A DINING ROOM):

Double glazed window. Wood effect flooring. Built in under stairs storage cupboard. Coved ceiling. Radiator.

SHOWER ROOM:

Double glazed window. Large walk-in shower cubicle with thermostatic shower. Wash basin with cupboards under. WC. Chrome heated towel rail. Part tiled walls. Coved ceiling. Built in airing cupboard housing the hot water cylinder with slatted shelves above.

STAIRS LEADING TO THE FIRST FLOOR LANDING:

Doorway leading to a part boarded loft with light.

ATTIC ROOM:

Double glazed windows. Radiator.

OUTSIDE:

There is a lawned garden to the front with shrub and flower borders and own driveway leading to a single garage with power and light and personal door to the rear. The rear garden features a paved patio area, lawn, shrub borders, greenhouse and a mature magnolia tree, side gate to both sides.



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 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

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



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

House Approx. Gross Internal Area
1063 sq. ft / 98.8 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1237 sq. ft / 114.9 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.