

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. Builtin 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

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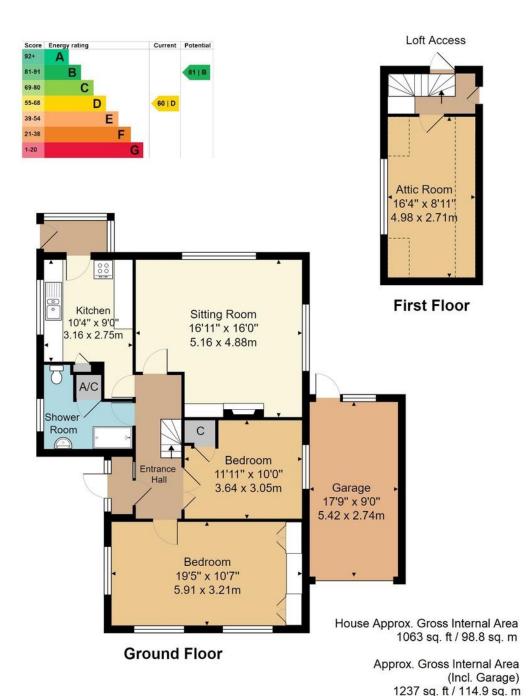
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