



HIGHVIEW ROAD

BROAD OAK, HEATHFIELD - GUIDE PRICE £350,000 - £360,000



8 Highview Road

Broad Oak,
Heathfield, TN21 8SE

**Entrance Hall - Sitting Room - Kitchen - Breakfast Area -
Wet Room - Bedroom - Bedroom 4/Dining Room -
First Floor Landing - Family Bathroom -
2 Further Bedrooms - Enclosed Rear Garden**

A 3/4 bedroom detached chalet bungalow situated in a small no through road in the desirable village of Broad Oak with far reaching countryside views from the first floor and just a few minutes drive from the market town of Heathfield. The accommodation features a modern fitted kitchen, sitting room with wood burning stove, breakfast area, first floor bathroom plus ground floor wet room and a good sized enclosed garden to the rear with timber summer house.

ENTRANCE HALL:

Part double glazed front door and double glazed side window. Coved ceiling. Double built in cupboard. Radiators.

WET ROOM:

Double glazed window. Thermostatic shower with shower curtain. WC. Wash basin with cupboard under. Tiled walls. Coved ceiling. Extractor fan. Radiator.

BEDROOM:

Double glazed window. Coved ceiling. Wood effect flooring. Radiator.

KITCHEN:

Double glazed window overlooking the garden. Range of gloss white fronted matching wall and base cupboards. Worktop with inset stainless steel sink. Inset 4 burner gas hob with oven under and stainless steel filter hood above. Part tiled walls. Integrated washing machine and dishwasher. Tiled floor. Inset spotlights.



BREAKFAST AREA:

Coved ceiling. Tiled floor. Double glazed French doors opening out onto the garden.

SITTING ROOM:

Double glazed windows to the side. Feature fireplace with wood burning stove. Coved ceiling. Radiator. Opening into:

DINING ROOM/BEDROOM FOUR:

Double glazed window. Coved ceiling. Wood effect flooring. Radiator.

STAIRS LEADING TO THE FIRST FLOOR LANDING:

Velux double glazed window. Access to eaves storage area.

FAMILY BATHROOM:

Velux double glazed window. Panel enclosed bath with chrome mixer taps and handheld shower attachment. WC. Pedestal wash basin. Tiled floor and walls. Radiator.

BEDROOM:

Velux double glazed roof window with fitted blind. Eaves storage. Radiator.

BEDROOM:

Double glazed windows overlooking the garden and enjoying far reaching views across the Sussex countryside. Access to the eaves. Radiator.

OUTSIDE:

There is a spacious paved patio, lawn with raised flower beds, side gate and summer house with windows and glazed double doors.



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 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.

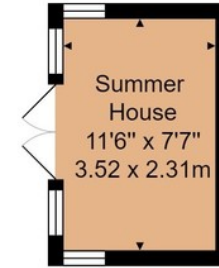
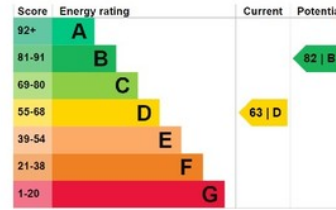


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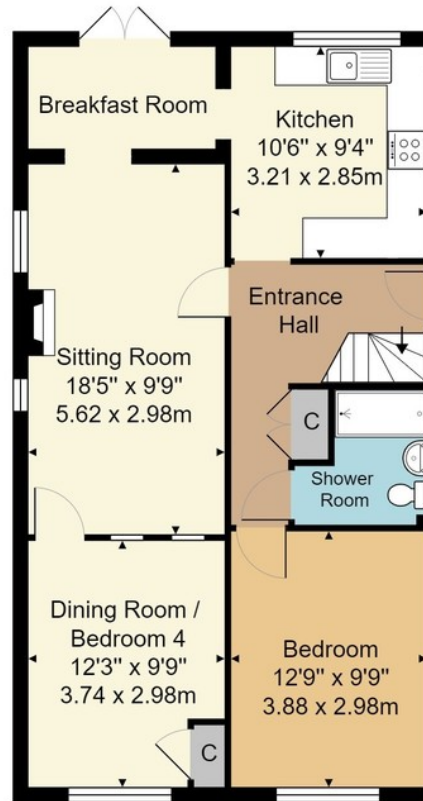
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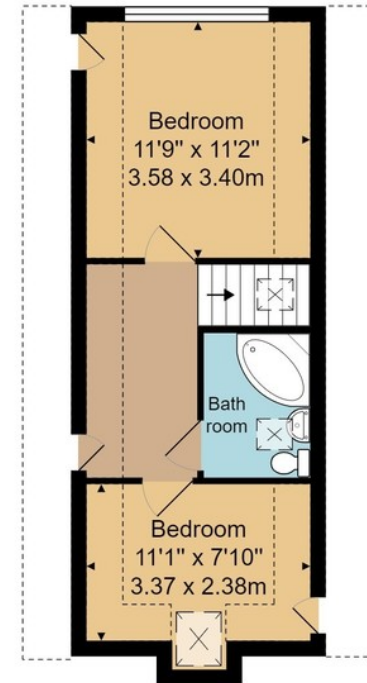
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Outbuilding



Ground Floor



First Floor

House Approx. Gross Internal Area 1082 sq. ft / 100.5 sq. m
Outbuilding Approx. Internal Area 87 sq. ft / 8.1 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.