



DOWNSVIEW
HEATHFIELD – GUIDE PRICE £400,000 - £415,000



7 Downsview

Heathfield, East Sussex, TN21 8PE

**Enclosed Porch - Entrance Hall - 2 Double Bedrooms -
Shower Room - Kitchen/Diner - Sitting Room -
Conservatory - Single Garage - Own Driveway -
Attractive Enclosed Manageable Rear Garden**

A well presented 2 double bedroom detached bungalow situated in a highly desirable road conveniently situated less than half a mile from Heathfield Town Centre. The accommodation features a spacious sitting room with picture window enjoying views across Heathfield, kitchen/diner, conservatory and a shower room. There is a well stocked manageable sized garden to the rear, single garage and own driveway providing additional parking. NO ONWARD CHAIN.

ENTRANCE PORCH:

Double glazed windows and double glazed front door. Tiled floor. Radiator.

ENTRANCE HALL:

Coved ceiling. Cupboard housing the electrical consumer unit. Built in storage cupboard with cupboard above. Radiator.

SITTING ROOM:

A spacious room with large double glazed picture window enjoying views across Heathfield and towards the South Downs. Feature fire surround with electric fire. Coved ceiling. Radiator.

BEDROOM ONE:

A good sized double bedroom with large double glazed window overlooking the garden. Fitted wardrobes. Coved ceiling. Radiator.



BEDROOM TWO:

Double bedroom with large double glazed picture window enjoying far reaching views. Coved ceiling. Radiator.

SHOWER ROOM:

Double glazed window. Quadrant shower cubicle with thermostatic shower. Pedestal wash basin. WC. Part tiled walls. Extractor fan. Radiator.

KITCHEN/DINER:

Double glazed window. Range of cream fronted matching wall and base cupboards. Worktops with inset stainless steel sink. Inset 4 burner gas hob with oven under and filter hood above. Wall mounted Viessmann gas fired boiler. Space for washing machine. Coved ceiling. Radiator. Double glazed door leading to:

CONSERVATORY:

Double glazed windows and roof. Radiator. Double glazed door leading to the garden.

OUTSIDE:

The driveway leads to a single garage with up and over door, power and light, double glazed window and personal door. The rear garden is mainly laid to lawn with a small paved patio area, timber decking, flower and shrub borders, side gate, outside tap and timber storage shed.

SITUATION:

The property is conveniently located for access to Heathfield with its wide 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 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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East Sussex, TN21 8JR

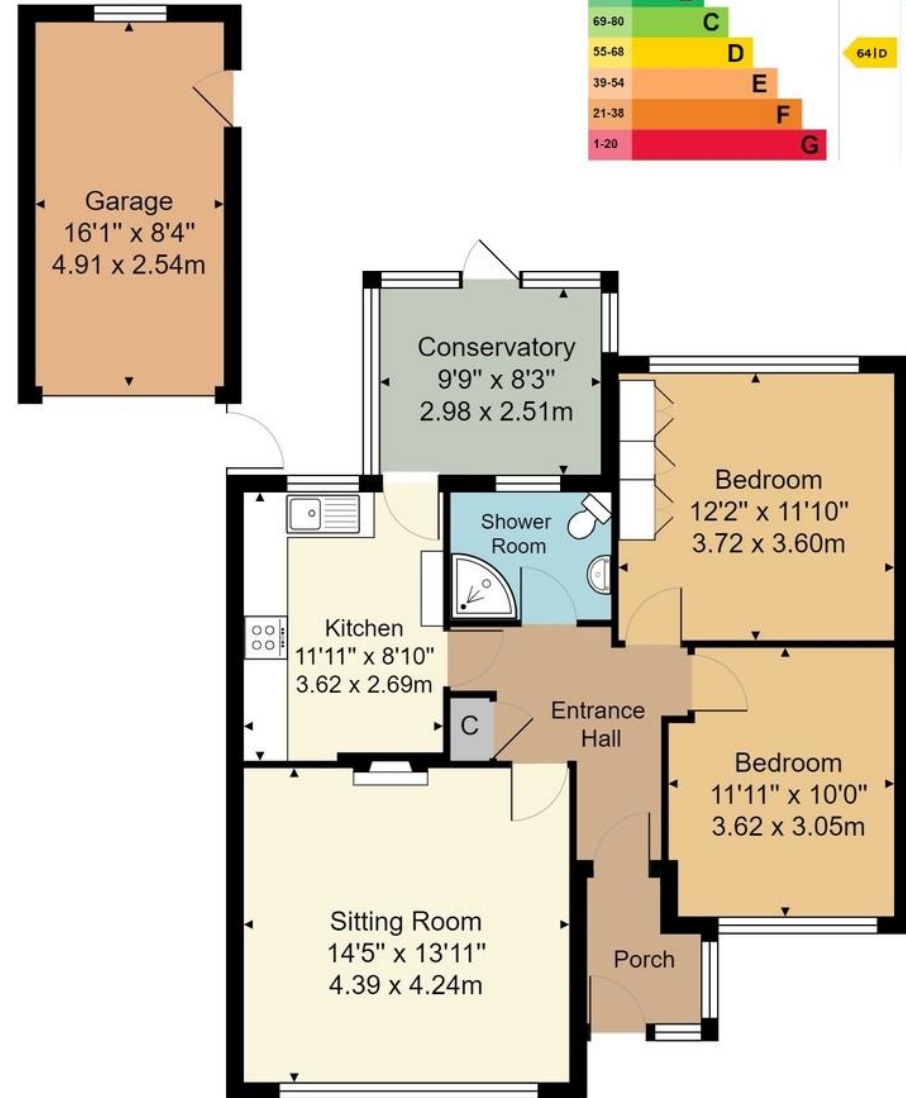
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82/B
69-80	C		
55-68	D	64/D	
39-54	E		
21-38	F		
1-20	G		



Bungalow Approx. Gross Internal Area 831 sq. ft / 77.2 sq. m
Garage Approx. Internal Area 831 sq. ft / 12.5 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.