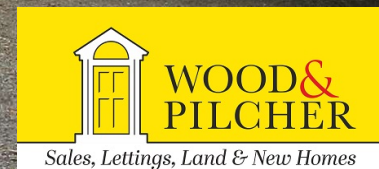




SPRINGWOOD ROAD  
HEATHFIELD - £435,000





# 40 Springwood Road

Heathfield, TN21 8JX

**Entrance Hall - Cloakroom - Sitting Room With Fireplace -  
Dining Room - Kitchen/Breakfast Room - 4 Bedrooms -  
Family Bathroom - Good Sized Garden To The Rear & Side  
- Single Garage Currently Boarded Out & Used As A Home  
Office/Studio But Easily Reinstated -  
Far Reaching Countryside Views From The First Floor**

A detached 4 bedroom family home situated in a small cul-de-sac in a popular location just a few hundred metres from Heathfield Town Centre, but also even closer to nearby woodland walks and countryside. The accommodation features 2 reception rooms, kitchen/breakfast room and downstairs cloakroom, 4 bedrooms and family bathroom. There is a good sized garden to the rear and side and a single garage which is currently boarded out and used as a home office/studio. There are panoramic far reaching views across the Sussex countryside from the first floor rear of the property. NO ONWARD CHAIN.

## **ENTRANCE HALL:**

Wood effect flooring. Coved ceiling. Radiator.

## **CLOAKROOM:**

Double glazed window. WC. Wash basin with tiled splashback and cupboard under. Wood effect flooring. Radiator.

## **SITTING ROOM:**

Double glazed windows. Feature fireplace with slate hearth. Wood effect flooring. Coved ceiling. Radiator.

## **DINING ROOM:**

Double glazed windows overlooking the garden. Wood effect flooring. Coved ceiling. Radiator. Open into:



**KITCHEN/BREAKFAST ROOM:**

Double glazed window and double glazed door to the side. Range of white fronted matching wall and base cupboards with laminate worktops and inset one and a half bowl sink. Inset 4 burner gas hob with electric oven under and filter hood above. Brushed steel splashbacks and part tiled walls. Space for washing machine, dishwasher and upright fridge freezer. Coved ceiling. Radiator. Double glazed French doors opening onto the garden.

**STAIRS LEADING TO THE FIRST FLOOR LANDING:**

Access to the loft. Airing cupboard with slatted shelves. Coved ceiling.

**BEDROOM ONE:**

Double glazed windows overlooking the front garden. Coved ceiling. Radiator.

**BEDROOM TWO:**

Double glazed windows overlooking the garden and with far reaching panoramic views across the Sussex countryside. Built in wardrobe. Coved ceiling.

**BEDROOM THREE:**

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

**BEDROOM FOUR:**

Double glazed windows overlooking the garden and with far reaching panoramic views across the Sussex countryside. Double built in wardrobe. Coved ceiling. Radiator.

**FAMILY BATHROOM:**

Double glazed window. Panel enclosed bath with chrome mixer taps and shower attachment. WC. Pedestal wash basin. Tiled walls.

**OUTSIDE:**

Brick set patio area and further paved areas, lawn, shrub borders, side gate, outside tap.





### SINGLE GARAGE/HOME OFFICE/STUDIO:

Currently used as a home office/studio, but easily reinstated as a garage.

### 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:

E

### 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.



27 High Street, Heathfield,  
East Sussex, TN21 8JR

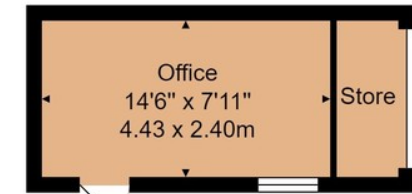
**Tel: 01435 862211**

Email: [heathfield@woodandpilcher.co.uk](mailto:heathfield@woodandpilcher.co.uk)

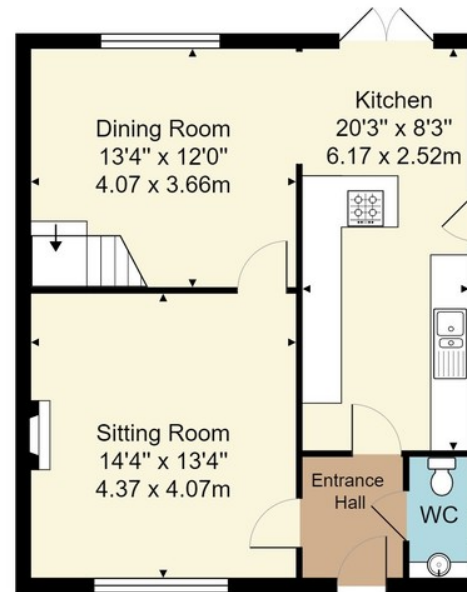
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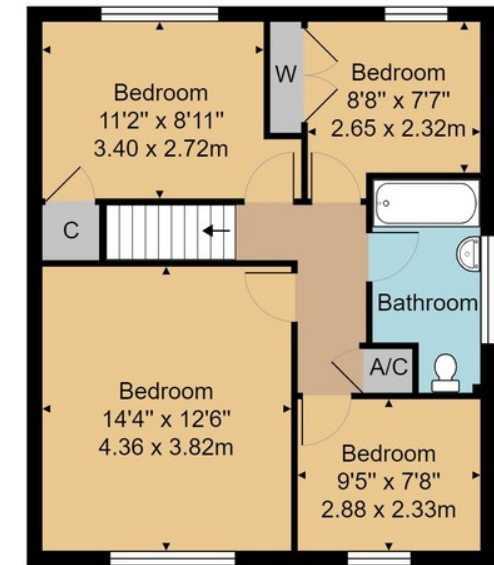
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



**Outbuilding**



**Ground Floor**



**First Floor**

House Approx. Gross Internal Area 1178 sq. ft / 109.4 sq. m

Outbuilding Approx. Internal Area 142 sq. ft / 13.2 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.