



ALDER CLOSE

HEATHFIELD – GUIDE PRICE £250,000 - £260,000

WOOD & PILCHER
FOR SALE
01435 881111



WOOD & PILCHER
Sales, Lettings, Land & New Homes

16 Alder Close

Heathfield, TN21 8BY

**Storm Porch - Entrance Hall - Lounge/Diner - Kitchen -
Landing - 2 Double Bedrooms - Re-Modelled Bathroom -
Rear Garden - Single Garage En Bloc**

A 2 double bedroom modern terraced home situated in a cul-de-sac location on this popular development less than a mile from Heathfield Town Centre and also just a short walk from the 'Cuckoo Trail' popular with walkers and cyclists alike. The accommodation features a lounge/diner, recently re-modelled bathroom, attractive garden to the rear and single garage en bloc.

STORM PORCH:

Cupboards housing the gas and electric meters.

ENTRANCE HALL:

Part glazed front door. Radiator.

LOUNGE/DINER:

Window to the front. Telephone point. Coved ceiling. Radiator.

KITCHEN:

Double glazed windows overlooking the garden and double glazed door. Wall mounted cupboard. Laminate worktop with inset stainless steel sink and cupboards under. Space for washing machine, dishwasher/tumble dryer, cooker and upright fridge freezer. Part tiled wall. Radiator.



STAIRS LEADING TO THE LANDING:

Access to the loft with pull down ladder.

BEDROOM ONE:

Double glazed windows overlooking the garden. Telephone point. Radiator.

BEDROOM TWO:

Window to the front. Built in airing cupboard. Radiator.

RE-MODELLED BATHROOM:

Panel enclosed bath with Aqualisa shower over and folding glass shower screen. Vanity unit with inset wash basin with cupboard under. WC with concealed cistern. Chrome heated towel rails. Tiled walls. Extractor fan. Fitted mirror with Bluetooth connectivity.

OUTSIDE:

The rear garden features a paved patio, lawn, vegetable garden, mature shrub borders, timber shed and rear gate. There is a single garage en bloc with up and over (anthracite coloured) door.

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:

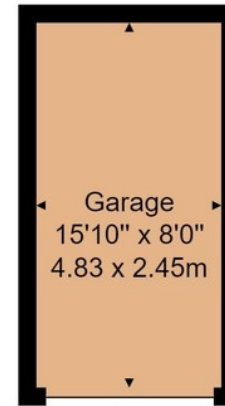
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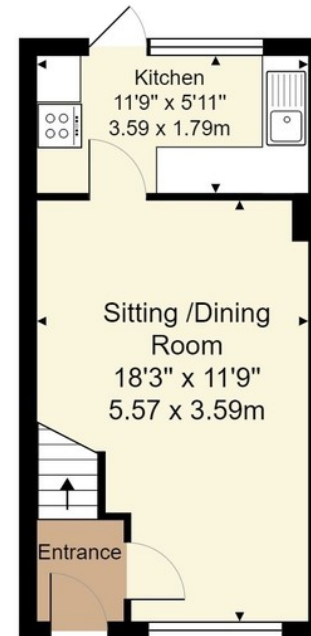
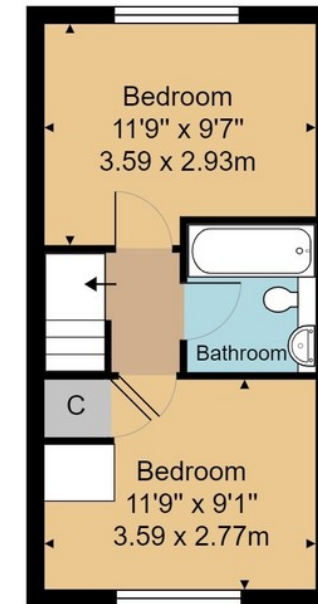
By appointment with Wood & Pilcher 01435 862211

AGENTS NOTE:

We understand there is a management service charge for the upkeep of communal areas, which is currently £120 p.a.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**Ground Floor****First Floor**

House Approx. Gross Internal Area 578 sq. ft / 53.7 sq. m
 Garage Approx. Internal Area 127 sq. ft / 11.8 sq. m

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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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.