



KRISALAN, THORNY CLOSE
HEATHFIELD – GUIDE PRICE £380,000 - £400,000



Krisalan

Thorny Close,
Heathfield, TN21 0AS

**Entrance Hall - Sitting Room - Kitchen/Diner - Utility Area -
Landing - 2 Double Bedrooms - Family Bathroom With
Bath & Separate Shower - Second Floor Bedroom-
Garden To The Front, Rear & Side - Off Street Parking**

A well presented 3 double bedroom semi-detached house built in 1909 conveniently situated just a short walk to Heathfield Town Centre. The accommodation features a spacious kitchen/diner which opens into a utility area, sitting room, 3 double bedrooms and a generous family bathroom with bath and separate shower cubicle. There are mature gardens to the front, rear and side of the property and off street parking.

ENTRANCE HALL:

Under stairs storage. Radiator.

SITTING ROOM:

Double glazed window. Ornamental fireplace recess with wooden mantle and slate hearth. Radiator.

KITCHEN/DINER:

Double glazed windows overlooking the garden. Range of cream fronted matching wall and base cupboards. Laminate worktop with inset electric hob with double oven under and filter hood above. Part tiled walls. Integrated dishwasher and fridge freezer. Inset spotlights. Feature stone fire surround. Radiator. Opening into:

UTILITY AREA:

Double glazed windows and double glazed door leading to the garden. Wood effect worktop with inset stainless steel sink. Space for washing machine.



STAIRS LEADING TO THE FIRST FLOOR LANDING:

BEDROOM:

A double bedroom with double glazed windows. Radiator.

BEDROOM:

A double bedroom with double glazed windows overlooking the garden. Built in wardrobe. Radiator.

FAMILY BATHROOM:

Double glazed window. A spacious bathroom with panel enclosed bath with chrome mixer taps and handheld shower. Separate large shower cubicle with thermostatic shower featuring a handheld shower and drencher head. Vanity unit with wash basin and cupboards under. WC. Airing cupboard with slatted shelving. Chrome heated towel rail. Inset spotlights. Extractor fan.

STAIRS TO THE SECOND FLOOR:

BEDROOM:

A large room with double glazed windows. 2 Velux double glazed roof windows with fitted blinds. Built in wardrobe. Access to the eaves. Radiator.

OUTSIDE:

There are gardens to the front, rear and side with brick set pathways, lawn, pergola, brick built storage shed and gardeners WC, outside power points and driveway providing off street parking.



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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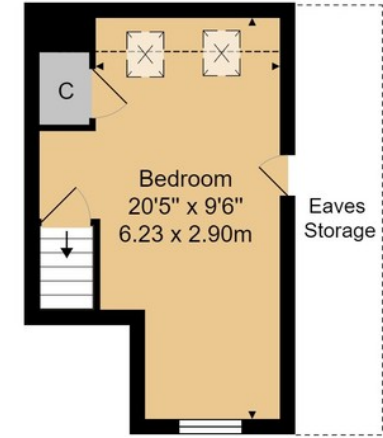
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www.woodandpilcher.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 1106 ft² ... 102.8 m² (excluding outhouse, wc)

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.