



TREETOPS WAY  
HEATHFIELD - GUIDE PRICE £375,000 - £400,000



# 9 Treetops Way

Heathfield, TN21 8FN

**Entrance Hall - Cloakroom - Study/Fourth Bedroom -  
Sitting Room - Stairs Down To Open Plan  
Kitchen/Living/Dining Room - Stairs To First Floor Landing  
- 3 Bedrooms - En-Suite - Family Bathroom -  
Low Maintenance Garden - 2 Allocated Parking Spaces**

A modern and spacious 3/4 bedroom semi detached house arranged over 3 floors. Situated on a popular development built approximately 10 years ago, adjacent to the well known 'Cuckoo Trail' and less than a mile from Heathfield Town Centre. The accommodation features an impressive open plan kitchen/living/dining room, sitting room, 3 bedrooms, family bathroom, plus en-suite, downstairs cloakroom, study/fourth bedroom. There is a low maintenance garden, 2 allocated parking spaces plus visitors parking.

## **ENTRANCE HALL:**

Amtico flooring.

## **DOWNSTAIRS CLOAKROOM:**

WC. Wash basin with mixer tap and tiled splashback. Radiator.

## **STUDY/FOURTH BEDROOM:**

Double glazed window to front. Radiator.

## **SITTING ROOM:**

Double glazed uPVC windows overlooking the rear garden. Electric fire and surround. Radiator. Stairs down to the:



**OPEN PLAN KITCHEN/LIVING/DINING ROOM:**

Double glazed uPVC windows and double glazed French doors leading to the garden. Range of cream gloss matching wall and base units with wood effect worktops and tiled flooring. Integrated fridge/freezer, washing machine, dishwasher and oven, gas hob with extractor hood above. Wood effect worktops with inset sink with stainless steel mixer taps. Under stairs storage cupboard. Radiators.

**STAIRS TO FIRST FLOOR LANDING:**

Storage cupboard. Airing cupboard housing the hot water cylinder with wooden slatted shelving. Access to the loft with pull down ladder, boarded and well insulated. Radiator.

**BEDROOM ONE:**

Double glazed uPVC window overlooking the rear garden. Radiator.

**EN-SUITE:**

WC. Wash basin with stainless steel mixer tap and tiled splashbacks. Enclosed fully tiled shower cubicle with Aqualisa thermostatic shower.

**BEDROOM TWO:**

Double glazed uPVC window. Radiator.

**BEDROOM THREE:**

Double glazed uPVC window. Radiator.

**FAMILY BATHROOM:**

Obscure double glazed uPVC window. WC. Wash basin with stainless steel mixer tap. Bath with mixer taps and handheld shower attachment over. Part tiled walls. Radiator.

**OUTSIDE:**

There is a patio area and steps leading down to decked area. Side access and outside tap. There are 2 allocated parking spaces and additional visitors parking for the development.



### 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

### AGENTS NOTE:

We understand there is a management service charge for upkeep of the communal areas which is currently £45pa.

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 obtained. 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

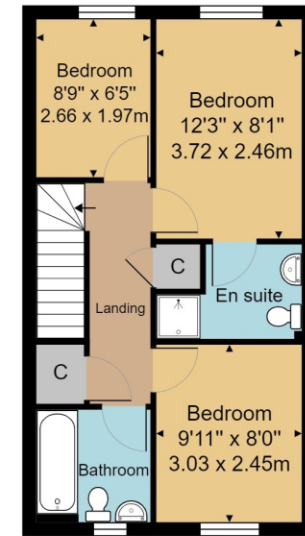
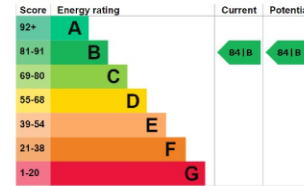


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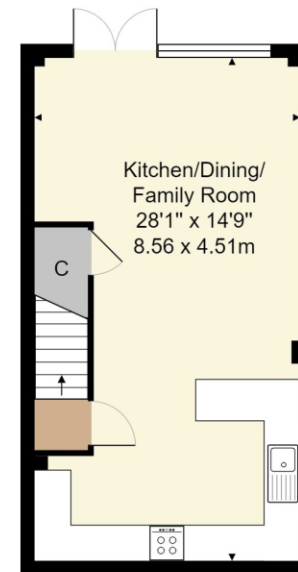
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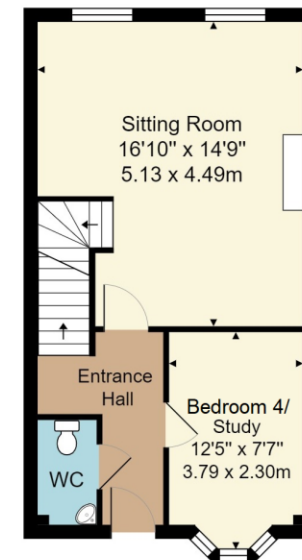
Approx. Gross Internal Area  
1247 sq. ft / 115.8 sq. m



First Floor



Lower Ground Floor



Ground Floor

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.