



HARVEYS, PAGES CLOSE
HEATHFIELD - £475,000



Harveys

20 Pages Close,
Heathfield, TN21 0UZ

**Entrance Hall - Lounge/Diner - Family Room - Study/Dining Room - Kitchen - Utility Room - Landing -
3 Double Bedrooms - Family Bathroom - En-Suite Shower Room Plus En-Suite Bathroom - Single Garage With Electric Up & Over Door - Substantial Own Driveway**

An extended 3 double bedroom detached family home situated in a popular cul-de-sac location approximately half a mile from Heathfield Town Centre. The property offers an ideal opportunity for someone looking to modernise and create their perfect home. The accommodation features a family bathroom plus en-suites to 2 bedrooms, 3 reception rooms, a kitchen and utility room. The gated entrance leads to a long driveway and a single garage, with gardens to the front and rear. NO ONWARD CHAIN.

STORM PORCH:

ENTRANCE HALL:

Wooden flooring. Under stairs storage cupboard. Radiator.

LOUNGE/DINER:

Dual aspect with double glazed windows to the front overlooking the garden and with views across the rooftops. Double glazed patio doors leading to the rear garden. Brick fireplace. Serving hatch through from the kitchen. Covered ceiling. Radiators.

STUDY/DINING ROOM:

Double glazed window overlooking the front garden. Wooden flooring. Coved ceiling. Radiator.

FAMILY ROOM:

Double glazed windows to the front. Double glazed French doors leading to the garden. Vaulted ceiling. Tiled floor. Radiators.



KITCHEN:

Double glazed windows overlooking the rear garden. Range of wooden fronted matching wall and base cupboards. Laminate worktop with inset one and a half bowl stainless steel sink. Inset 4 burner gas hob with filter hood above. Built-in oven with microwave above. Integrated dishwasher. (The built-in/integrated appliances may not be operational). Space for upright fridge/freezer. Part tiled walls.

UTILITY ROOM:

Double glazed window and door to the side. Matching wall and base cupboards. Laminate worktop with inset Butler sink. Space for washing machine.

DOWNSTAIRS CLOAKROOM:

Double glazed window. WC. Wash basin. Part tiled walls.

LOBBY:

With door leading to the garage.

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

Double glazed windows with far reaching countryside views. Fitted wardrobes and further built-in double wardrobe. Coved ceiling. Radiator.

EN-SUITE BATHROOM:

Double glazed windows. Panel enclosed bath with shower over and folding shower screen. WC. Pedestal wash basin. Part tiled walls. Electric Heated towel rail.

BEDROOM TWO:

Double glazed windows with far reaching views. Built-in double wardrobe. Coved ceiling. Radiator.

EN-SUITE SHOWER ROOM:

Shower cubicle (shower not currently working). Tiled walls. Coved ceiling. Inset spotlights. Extractor fan. Heated towel rail.

BEDROOM THREE:

Double glazed windows overlooking the garden. Radiator.

FAMILY BATHROOM:

Double glazed window. Panel enclosed bath with shower over and folding shower screen. WC. Pedestal wash basin. Heated towel rail. Part tiled walls.



OUTSIDE:

The property is approached via its own long driveway leading to a single garage and brickset driveway providing parking for a number of further vehicles. The front garden is mainly lawn with mature shrub and hedge borders. The rear garden features a paved patio, lawned area, mature shrubs and trees, outside tap. There is a single garage with electric up and over door, window, power and light.

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:

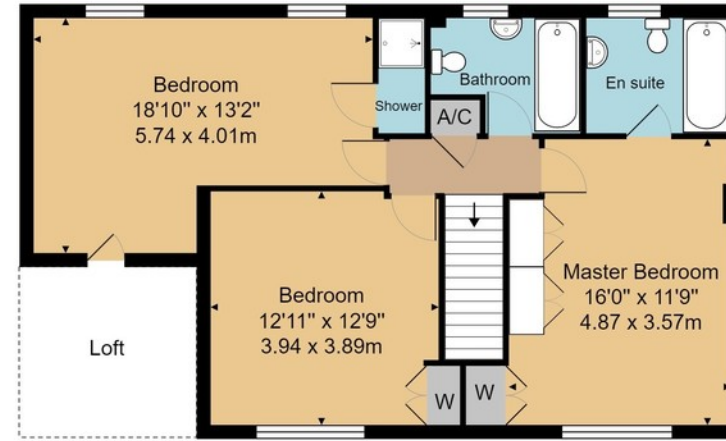
By appointment with Wood & Pilcher 01435 862211

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.



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First Floor



Ground Floor



House Approx. Gross Internal Area 1755 sq. ft / 163.0 sq. m
Approx. Gross Internal Area (Incl. Garage) 1917 sq. ft // 178.1 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.