



SPRING COTTAGE, HALLEY ROAD
HEATHFIELD – GUIDE PRICE £450,000 - £460,000



4 Spring Cottage

Halley Road,
Heathfield, TN21 8RG

**Storm Porch - Entrance Hall - Cloakroom - Kitchen -
Sitting/Dining Room - Porch Area - First Floor Landing -
Master Bedroom - Double Bedroom - Bathroom -
Rear Garden - Own Driveway & Garage**

A charming Grade II listed semi detached period cottage situated in a rural location yet just 1.5 miles from Heathfield High Street. The property features a spacious sitting/dining room with inglenook fireplace and wood burning stove, kitchen, downstairs cloakroom, 2 double bedrooms and family bathroom. There is a driveway, detached garage and well established large rear garden. NO ONWARD CHAIN.

STORM PORCH:

Front door leading to:

ENTRANCE HALL:

Leaded light windows. Radiator.

CLOAKROOM:

Obscure leaded light window. WC. Wash basin with built-in storage under.

KITCHEN:

Window overlooking the rear garden. Range of grey fronted wall and base units with plinth heater and white laminate worktops. Integrated double oven and induction hob with extractor above. Integrated fridge/freezer and slimline dishwasher. Stainless steel sink with mixer tap above. Tiled splashbacks. Vinyl wood effect flooring. Inset spotlights.



LIVING/DINING ROOM:

Leaded light window to front with secondary glazing . Inglenook fireplace with wood burning stove. Exposed beams. Under stairs cupboard with shelving and sensor light. Dining area: Leaded light windows overlooking the rear garden. Exposed beams. Spotlights. Wall lights. Radiators. Door leading to:

PORCH AREA:

Window. Exposed brick walls. Tiled flooring. Door leading to the garden.

STAIRS TO THE FIRST FLOOR LANDING:

Velux window. Eaves storage. Built-in wardrobe with louvre doors. Access to the loft with pull down ladder, light and partially boarded.

MASTER BEDROOM:

Leaded light window with secondary glazing overlooking fields beyond. Radiator.

BEDROOM TWO:

Leaded light window overlooking the rear garden. Eaves storage. Built-in wardrobe.

BATHROOM:

Leaded light window. Wash basin with stainless steel mixer tap. WC concealed with storage unit. Panel enclosed bath with shower over. Part tiled walls. Heated ladder style towel rail.

OUTSIDE:

There is a well established private rear garden with various shrubs and trees, patio areas, green house, decorative well, outside light, oil tank and pond. Own driveway and garage with up and over door, windows to rear and side, personal door to garden, combi boiler, laundry area with electric and plumbing for washing machine.



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:

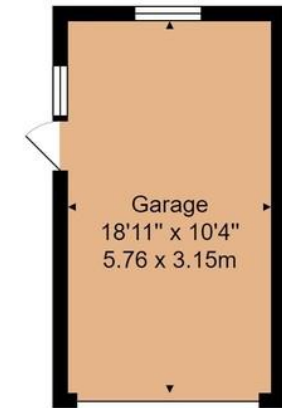
By appointment with Wood & Pilcher 01435 862211

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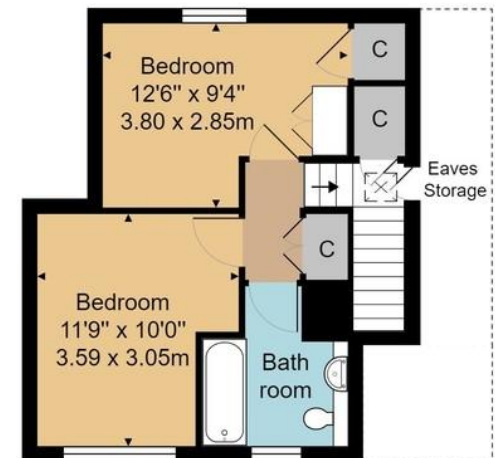
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Garage



Ground Floor



First Floor

House Approx. Gross Internal Area 841 sq. ft / 78.1 sq. m
Garage Approx. Internal Area 195 sq. ft / 18.1 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.