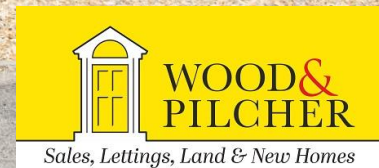




SWAINES WAY
HEATHFIELD - GUIDE PRICE £375,000 - £400,000



75 Swaines Way

Heathfield, TN21 0AN

Entrance Hall - Open Plan Kitchen/Breakfast/Sitting Room
- Inner Lobby - 2 Double Bedrooms - Family Bathroom -
Stairs To Lower Landing - 2 Further Bedrooms -
Shower Room - Utility Room - Storage Room/Work Room -
Garden - Own Driveway

A deceptively spacious 4 bedroom semi-detached home arranged over 2 floors. The accommodation features 4 good sized bedrooms, bathroom plus shower room, bright and spacious open plan kitchen/breakfast/sitting room, garden and own driveway. Situated in a popular cul-de-sac less than half a mile walk from Heathfield Town Centre and with the popular 'Cuckoo Trail' within about a 100 metres.

ENTRANCE HALL:

Part panelled wall. Open into:

OPEN PLAN KITCHEN/BREAKFAST/SITTING ROOM:

Double glazed oriel bay window. The sitting area features a fireplace with open fire. Part panelled walls. Coved ceiling. Inset spotlights. Radiator. The kitchen features a modern range of white front matching wall and base cupboards. Solid wood worktop with pop-up power sockets. Inset one and a half bowl stainless steel sink. Inset Neff induction hob with filter hood above. Built-in Neff double oven, AEG microwave and AEG coffee making machine. Space for American style fridge freezer and dishwasher. Pull out larder drawer. Tiled floor and walls. Under floor heating. Solid wood breakfast bar. Inset spotlights. Double glazed window overlooking the rear garden.

INNER LOBBY:

Wood effect flooring. Panelled wall.



FAMILY BATHROOM:

Double glazed window. White panel enclosed bath with chrome mixer taps plus handheld shower and drencher head. Wash basin with cupboard under. WC. Tiled floor and walls. Inset spotlights.

BEDROOM:

Double glazed window overlooking the rear garden. Wood effect flooring. Coved ceiling. Inset spotlights. Radiator.

BEDROOM:

Double glazed window. Wardrobe recess. Wood effect flooring. Inset spotlights. Radiator.

STAIRS DOWN TO LOWER LANDING:

Wood effect flooring. Part panelled walls. Coved ceiling. Inset spotlights. Door to the side.

BEDROOM:

Double glazed window overlooking the rear garden. Full width range of wardrobes with sliding doors. Wood effect flooring. Coved ceiling. Inset spotlights. Radiator.

BEDROOM:

Double glazed window overlooking the rear garden. Walk-in wardrobe with automatic light. Wood effect flooring. Coved ceiling. Inset spotlights. Radiator.

SHOWER ROOM:

Double glazed window. Large shower cubicle with thermostatic shower. Wash basin with cupboard under. WC. Heated towel rail. Tiled floor and walls. Extractor fan. Inset spotlights. Automatic sensor for the lights.

UTILITY ROOM:

Laminate worktop with inset stainless steel sink and cupboards under. Space for washing machine. Part panelled walls. Wall mounted electric heater.

STORAGE ROOM/WORK ROOM:

Extractor fan. Wall mounted electric heaters.



OUTSIDE:

There is a driveway to the front with further shingled area. The rear garden is mainly laid to lawn with paved patio area, outside tap, outside power points, security light and gated side access.

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

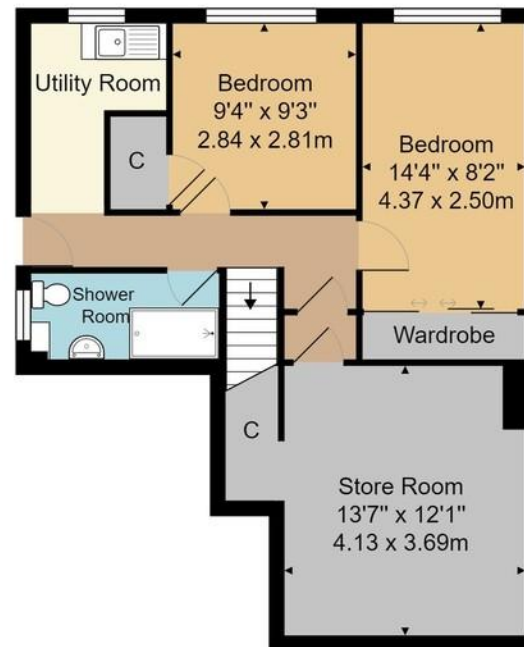
Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements 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 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Lower Ground Floor



Ground Floor

Approx. Gross Internal Area 1415 ft² ... 131.5 m²

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.