



DOWNSVIEW  
HEATHFIELD - £375,000



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

# 41 Downview

Heathfield, TN21 8PF

**Porch - Entrance Hall - Sitting Room - Conservatory -  
Two Double Bedrooms - Shower Room - Kitchen/Breakfast  
Room - Beautiful Secluded Garden - Own Driveway**

A beautifully presented two double bedroom semi-detached bungalow situated in a popular road approximately half a mile from Heathfield Town Centre. The accommodation features a good size kitchen/breakfast room, sitting room with patio doors opening onto a spacious double glazed conservatory and a delightful secluded garden backing onto the recreation ground.

#### **ENTRANCE PORCH:**

Quarry tiled floor. Open into:

#### **HALLWAY:**

Built-in cloaks/storage cupboard. Access to the loft with pull down ladder. Built-in airing cupboard housing the hot water cylinder with slatted shelves above. Radiator.

#### **SITTING ROOM:**

Coved ceiling. Feature tiled fire surround and hearth with electric heater. Double glazed sliding patio doors leading to:

#### **CONSERVATORY:**

Double glazed windows and doors with fitted blinds.

#### **KITCHEN/BREAKFAST ROOM:**

Large double glazed windows overlooking the garden. Range of matching wall and base cupboards. Wood effect worktop with inset one and a half bowl ceramic sink. Inset four burner gas hob with oven under and filter hood above. Space for washing machine, slimline dishwasher and upright fridge freezer. Radiator.



**SIDE PORCH:**

Double glazed windows and part double glazed door leading to the garden.

**BEDROOM ONE:**

Double glazed windows overlooking the front garden. Range of fitted wardrobes. Radiator.

**BEDROOM TWO:**

Double glazed windows overlooking the front garden. Built-in wardrobe. Radiator.

**SHOWER ROOM:**

Double glazed window. Shower cubicle with Mira electric shower. WC. Pedestal wash basin with tiled splashback. Radiator.

**OUTSIDE:**

There is a driveway to the front providing off street parking plus lawned front garden with shrub borders. The rear garden is beautifully presented with flower and shrub beds, ornamental cherry tree, camellia and roses to name but a few, lawn, paved patio, wooden storage shed, side gate and outside tap.

**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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		96 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 846 ft<sup>2</sup> ... 78.6 m<sup>2</sup>

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.