



- Ideal Starter Home
- One Double Bedroom
- Open Plan Kitchen/Sitting Room
- Conservatory
- Garage With Own Driveway To The Front
- Energy Efficiency Rating: D

**Coppice View, Heathfield**

**£250,000**



## 21 Coppice View, Heathfield, TN21 8YS

An ideal starter home for first time buyers! A well presented one bedroom house situated in a cul-de-sac on the popular 'Green Lane' Development about half a mile from Heathfield Town Centre. The accommodation features an open plan kitchen/living room, spacious double glazed conservatory, one double bedroom and bathroom. There is a lawned garden to the rear and additional small garden area to the front plus a single garage with driveway providing parking for a further 2 vehicles.

### OPEN PLAN KITCHEN/LIVING ROOM:

**Kitchen Area:** Double glazed window. Range of white fronted matching wall and base cupboards. Slate effect worktops with inset stainless steel sink. Inset 4 burner gas hob with double oven under and filter hood above. Space for washing machine and dishwasher. Coved ceiling. Radiator.

**Sitting Room Area:** Coved ceiling. Radiator. Under stairs storage cupboard. Double glazed window and double glazed door leading to:



**CONSERVATORY:**

Double glazed windows and double glazed French doors opening onto the garden. Tiled floor. Wall mounted electric heater.

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

Access to the loft. Built-in airing cupboard housing the hot water cylinder with slatted shelves above and wall mounted gas fired boiler. Coved ceiling.

**BEDROOM:**

2 Double glazed windows overlooking the garden. Deep built-in wardrobe. Radiator.

**BATHROOM:**

Double glazed windows. Panel enclosed bath with chrome taps and shower attachment and folding glass shower screen. WC. Pedestal wash basin with tiled splashback. Wood effect flooring. Radiator.

**OUTSIDE:**

The rear garden is mainly laid to lawn with patio area and side gate. There is a further small lawned garden area to the front. There is a single garage with up and over door, power and light with additional parking to the front for a further 2 vehicles.

**SITUATION:**

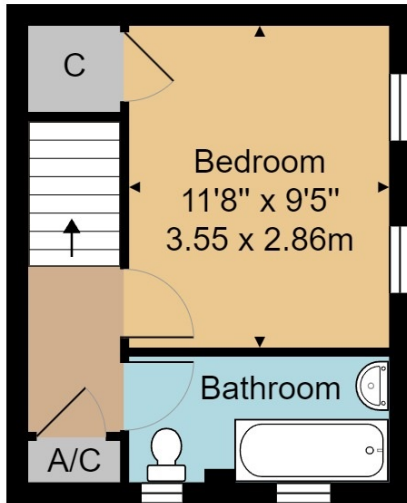
Situated on a sought after development on fringes of the market town of Heathfield with easy access to a popular local primary school. The town itself offers a range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well 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 & 35 minutes drive respectively.

**TENURE:** Freehold

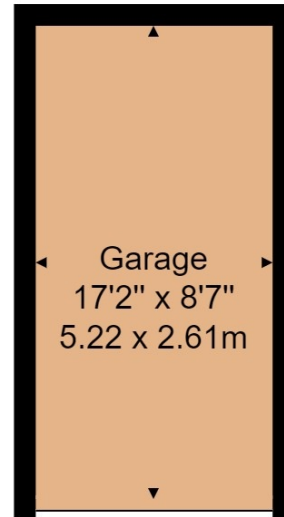
**COUNCIL TAX BAND:** B

**VIEWING:** By appointment with Wood & Pilcher  
01435 862211

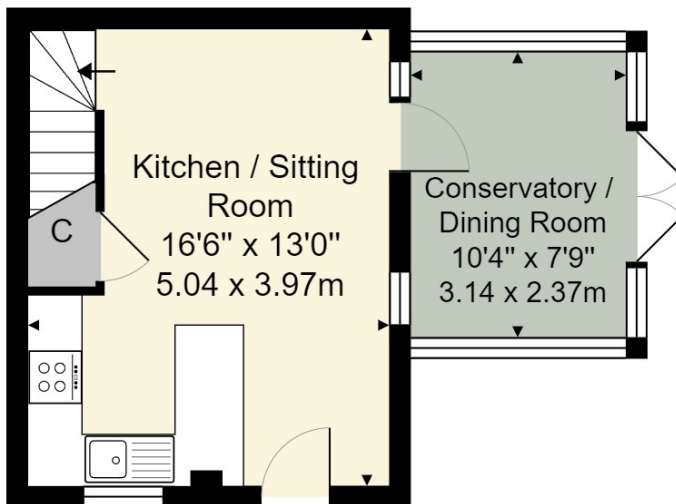




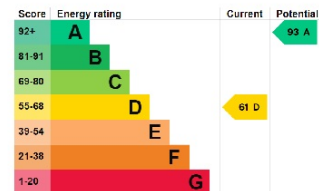
**First Floor**



**Garage**



**Ground Floor**



House Approx. Gross Internal Area 519 sq. ft / 48.2 sq. m  
 Garage Approx. Internal Area 147 sq. ft / 13.6 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.

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