



HAWTHORNE CLOSE
HEATHFIELD - £495,000



29 Hawthorne Close

Heathfield, TN21 8HP

Entrance Hall - Downstairs Cloakroom - Sitting Room With Feature Fireplace - Dining Room - Kitchen/Breakfast Room - Utility Room - Landing - 4 Bedrooms - Re-Modelled En-Suite Shower Room - Re-Modelled Family Shower Room - Beautifully Maintained & Secluded Garden - Single Garage - Own Driveway Providing Parking For A Further 2 Vehicles

A beautifully presented 4 bedroom detached family home situated on the popular 'Green Lane' Development. The accommodation features a modern fitted kitchen/breakfast room with quartz worktops, 2 reception rooms, downstairs cloakroom and well manicured gardens to the front and rear. The driveway provides parking for a further 2 vehicles in addition to the single garage. Internal viewing is recommended.

ENTRANCE HALL:

Radiator.

CLOAKROOM:

Double glazed window. WC. Wash basin with cupboard under and tiled splashback. Radiator.

SITTING ROOM:

Leaded light double glazed windows in the bay. Coved ceiling. Feature fireplace with gas coal effect fire with remote control. Glazed double doors leading to:

DINING ROOM:

Double glazed windows and double glazed French doors leading onto the garden. Wood effect flooring. Coved ceiling. Radiator.



KITCHEN/BREAKFAST ROOM:

Double glazed windows overlooking the garden. Range of cream gloss fronted matching wall and base cupboards. Quartz worktops with inset 4 burner gas hob with filter hood above. Built-in double oven. Inset one and a half bowl stainless steel sink. Integrated fridge/freezer. Space for dishwasher. Quartz breakfast bar. Under stairs storage cupboard. Radiator.

UTILITY ROOM:

Wall mounted Worcester gas fired boiler. Matching cream gloss fronted wall and base cupboard. Laminate worktop with inset stainless steel sink. Space for washing machine and tumble dryer. Part tiled walls. Radiator. Double glazed door leading to the garden.

STAIRS LEADING TO THE FIRST FLOOR LANDING:

Double glazed window. Access to the loft with pull down ladder and light. Built-in airing cupboard housing the hot water cylinder with slatted shelves above. Radiator.

BEDROOM ONE:

Leaded light double glazed windows. Range of wood effect fronted fitted wardrobes. Radiator.

RE-MODELLED EN-SUITE SHOWER ROOM:

Leaded light double glazed window. Quadrant shower with Triton electric shower and sliding glass screen. Vanity unit with inset wash basin and cupboards under. WC. Part tiled walls. Inset spotlights. Chrome heated towel rail. Wood effect flooring.

BEDROOM TWO:

Double glazed windows overlooking the garden. Fitted wardrobe. Radiator.

BEDROOM THREE:

Double glazed windows overlooking the rear garden. Coved ceiling. Radiator.

BEDROOM FOUR:

Leaded light double glazed window. Radiator.

RE-MODELLED SHOWER ROOM:

Double glazed window. Large shower cubicle with remote control thermostatic Mira shower. Vanity unit with wash basin and cupboards under. WC with concealed cistern. Tiled floor and walls. Inset spotlights. Extractor fan. Chrome heated towel rail.



OUTSIDE:

The DRIVEWAY to the FRONT provides parking for 2 vehicles and leads to the single integral GARAGE with up and over door, power, light and personal door to the side. The secluded REAR garden features a large paved patio area with raised shrub and flower beds, steps leading to a tiered lawn with further brick raised shrub borders, outside tap and gated side access

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:

E

VIEWING:

By appointment with Wood & Pilcher 01435 862211

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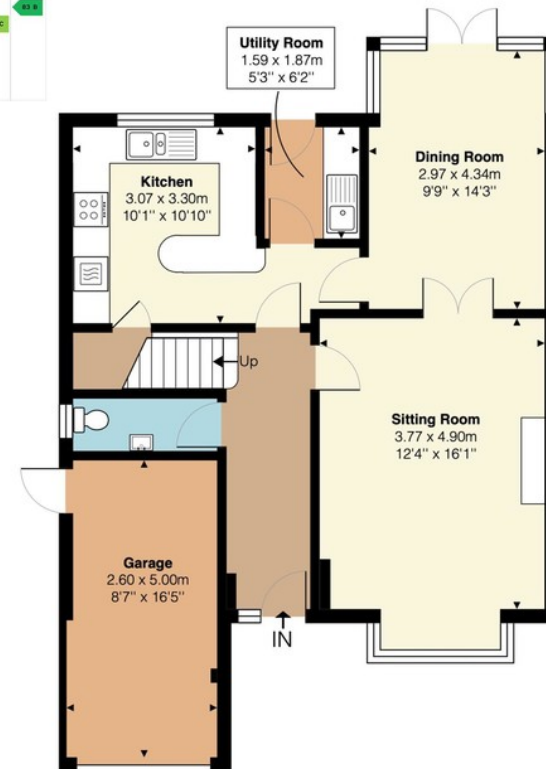
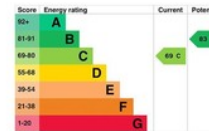


27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



First Floor
Approx Internal Area
653 sq ft (60.6 sq m)



Ground Floor
Approx Internal Area
814 sq ft (75.6 sq m)
(Including Garage)

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Not To Scale.
Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.
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