



CUCKMERE RISE  
HEATHFIELD - GUIDE PRICE £375,000 - £400,000



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

# 25 Cuckmere Rise

Heathfield, TN21 8PG

**Enclosed Entrance Porch - Entrance Hall - 2 Double Bedrooms - Spacious Sitting Room - Bathroom - Kitchen/Breakfast Room - Conservatory - Secluded Garden - Driveway Providing Off Street Parking - Single Garage**

A 2 double bedroom detached bungalow situated in a cul-de-sac location just half a mile from Heathfield Town Centre. The accommodation features a spacious sitting room, kitchen/breakfast room, conservatory and bathroom. There is a secluded garden to the rear and side of the property, driveway providing off street parking and a single garage. NO ONWARD CHAIN.

## **ENCLOSED ENTRANCE PORCH:**

Door leading to:

## **ENTRANCE HALL:**

Cloaks Cupboard. Airing cupboard with fitted slatted shelving. Storage cupboard with fitted shelving. Dado rail. Access to loft with pull down ladder, partly boarded with light. Radiator. Door to:

## **BEDROOM ONE:**

Double glazed window to front. Range of fitted wardrobe over the bed. Cornicing. Radiator.

## **BEDROOM TWO:**

Double glazed window to front. Cornicing. Radiator.

## **SITTING ROOM:**

Double glazed windows to side and French doors leading to the rear garden. Brick feature gas fire. Cornicing. Radiator.



**BATHROOM:**

Obscure double glazed window. Heritage wash basin with storage beneath. WC. Corner bath with inset seat and electric shower above. Fully tiled walls. Vinyl flooring. Radiator.

**KITCHEN/BREAKFAST ROOM:**

Double glazed window overlooking the rear garden. Range of matching wall and base units. Fitted oven and gas hob. Fitted fridge/freezer. Space for washing machine. Inset one and a half bowl sink with mixer tap. Tiled splashbacks. Door leading to:

**CONSERVATORY:**

Half height brick wall with double glazing and double doors to the garden. Radiators.

**OUTSIDE:**

There are secluded gardens to the rear and side with a patio area, range of mature shrubs and trees, storage sheds, outside tap, a greenhouse and side gated access. There is a secluded additional patio area enclosed by trellis. To the front there is a brick set driveway with planted border, ample parking and single garage with up and over door, power, light and personal door from the garden.

**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

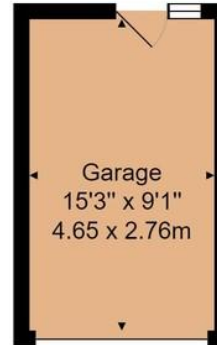


**COUNCIL TAX BAND:**

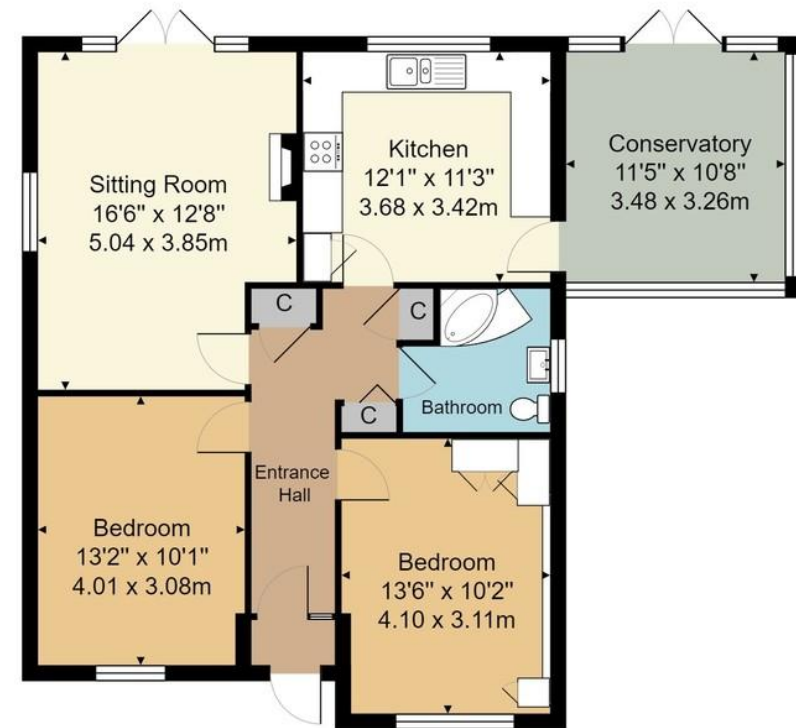
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**VIEWING:**

By appointment with Wood & Pilcher 01435 862211



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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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Bungalow Approx. Gross Internal Area 905 sq. ft / 84.0 sq. m  
Garage Approx. Internal Area 138 sq. ft / 12.8 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.