



FRENCHES FARM DRIVE
HEATHFIELD - £285,000

WOOD & PILCHER
FOR SALE
01639 862211



WOOD & PILCHER
Sales, Lettings, Land & New Homes

3 Frenches Farm Drive

Heathfield, East Sussex, TN21 8AZ

**Entrance Hall - Lounge/Diner - Modern Kitchen - First Floor
Landing - 2 Double Bedrooms - Modern Bathroom -
Low Maintenance Garden - Allocated Parking Space**

An exceptionally well presented modern 2 bedroom house situated on a popular development within a mile of Heathfield Town Centre and with the 'Cuckoo Trail' near by which is popular with walkers and cyclists alike. The accommodation features a modern kitchen and bathroom, spacious lounge/diner which opens onto a low maintenance garden and there is an allocated parking space to the rear.

ENTRANCE HALL:

Tile effect flooring. Radiator.

LOUNGE/DINER:

Double glazed doors and side window opening onto the garden. Radiator.

KITCHEN:

Double glazed windows. Modern range of fitted matching wall and base cupboards. Wood block effect worktops with inset stainless steel sink. Inset 4 burner gas hob with oven under. Space for fridge and washing machine. Tile effect flooring.

STAIRS LEADING TO THE FIRST FLOOR LANDING:

Access to the loft with pull down ladder.



BEDROOM ONE:

Double glazed windows overlooking the garden and with far reaching views across the countryside. Radiator.

BEDROOM TWO:

Double glazed window. Built in cupboard. Radiator.

BATHROOM:

Modern white suite comprising of a 'P' shaped panel enclosed bath with chrome mixer taps and shower attachment with handheld shower and drencher head, curved glass shower screen. Vanity unit with inset wash basin and cupboards under. WC with concealed cistern. Wood effect flooring. Chrome heated towel rail. Part tiled walls. Extractor fan.

OUTSIDE:

The rear garden features a large decked area, further paved area with shrub bed and wooden storage shed. There is an allocated parking space to the rear.

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:

B

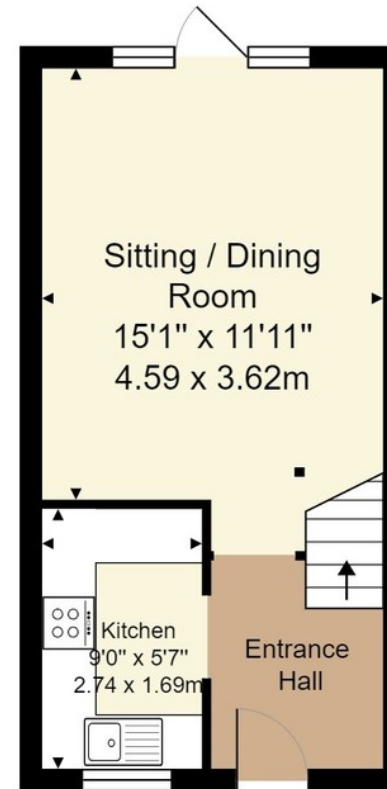
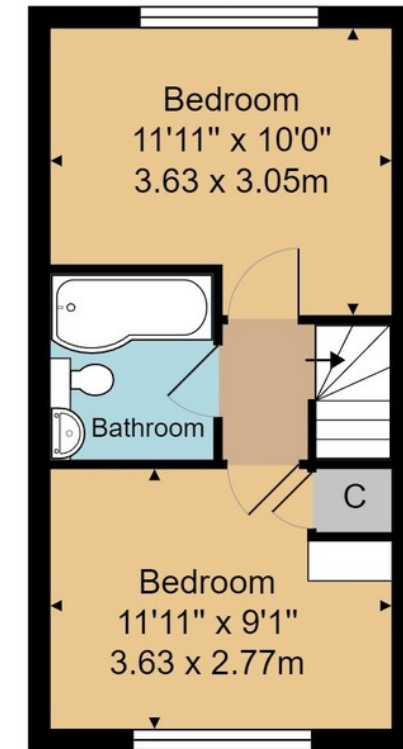
VIEWING:

By appointment with Wood & Pilcher 01435 862211

AGENTS NOTE:

We understand there is a management service charge currently £120 p.a. for the upkeep of communal areas.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Ground Floor****First Floor**

Approx. Gross Internal Area 583 ft² ... 54.2 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.

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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