



# ST CLEMENTS

PUNNETTS TOWN, HEATHFIELD - GUIDE PRICE £425,000 - £450,000



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



# St Clements

Punnetts Town,  
Heathfield, TN21 9PE

**Enclosed Porch - Entrance Hall - Sitting Room With Wood Burning Stove - Re-Modelled Kitchen - 2 Double Bedrooms - Re-Modelled Bathroom - Garden To Rear & Side - Exceptionally Spacious Gated Driveway**

A well proportioned 2 double bedroom detached bungalow centrally positioned on its plot with a substantial gated driveway to the front providing parking for multiple vehicles and with lawned gardens to the rear and side. The accommodation features a spacious sitting room with wood burning stove, re-modelled kitchen with integrated fridge/freezer and dishwasher and a luxurious bathroom with bath and separate shower. The central heating is via electrically heated radiators.

## **ENCLOSED PORCH:**

Double glazed window. Quarry tiled floor. Cupboard housing the electrical consumer unit.

## **ENTRANCE HALL:**

Wood effect flooring. Radiator. Built-in cloaks cupboard with built-in radiator and cupboards above. Access to the loft with pull down ladder, part boarded and double glazed Velux style window.

## **SITTING ROOM:**

Double glazed windows in the bay. Wood burning stove. Radiator.

## **RE-MODELLED KITCHEN:**

Double glazed window and double glazed French doors leading to the garden. Modern grey fronted matching wall and base cupboards. Wood block worktop with inset stainless steel sink. Integrated dishwasher and fridge/freezer. Space for range style cooker with range master filter hood above. Inset spotlights. Wood effect flooring. Radiator.





**BEDROOM ONE:**

Dual aspect with double glazed windows. Radiator.

**BEDROOM TWO:**

Double glazed windows overlooking the rear garden. Radiator.

**RE-MODELLED BATHROOM:**

Double glazed windows. A spacious room with white suite comprising of panel enclosed bath, WC, wash basin with cupboard under, large walk-in shower cubicle with drencher head and handheld shower. Chrome heated towel rail. Tiled floor and walls. Inset spotlights. Extractor fan.

**OUTSIDE:**

A substantial driveway providing parking for multiple vehicles accessed through a 5 bar wooden gate. Further gardens mainly laid to lawn to the rear and side of the property, large paved patio area, timber workshop with power and light, further timber storage shed with power and side access.

**SITUATION:**

The property is most pleasantly situated within this favoured and popular Sussex village of Punnetts Town. The village itself enjoys a well regarded Primary School with the market town of Heathfield being reached within five minutes drive. In general the market town of Heathfield provides 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 Etchingham and Stonegate are approximately 9 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 Hastings and Eastbourne being reached within approximately 30 and 45 minutes drive respectively.



**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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**VIEWING:**

By appointment with Wood &amp; 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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**Approx. Gross Internal Area 709 ft<sup>2</sup> ... 65.9 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.