



FLORENCE HOUSE, MUTTON HALL HILL
HEATHFIELD - £229,000



Flat 8, Florence House

Mutton Hall Hill,
Heathfield, TN21 8NB

**Entrance Hall - Sitting Room With Juliet Balcony -
Two Bedrooms - Shower Room -
En-Suite Bathroom - Kitchen With Integrated Appliances -
Allocated Parking - Communal Garden**

A well presented two bedroom apartment just a short stroll from Heathfield town centre. The apartment features a spacious sitting room with Juliet balcony, kitchen, shower room plus en-suite bathroom, communal gardens to the rear and an allocated parking space.

ENTRANCE HALL:

Storage cupboard with slatted wooden shelf, radiator. Door to:

LIVING ROOM:

Double glazed French doors leading out to Juliet balcony, radiator.

BEDROOM ONE:

Double glazed window, radiator. Built in wardrobe. Door leading to:

EN-SUITE BATHROOM:

Fitted with a panel enclosed bath with stainless steel mixer tap, enclosed shower cubicle being fully tiled with thermostatic shower, pedestal wash basin, WC. Fitted storage cupboards, tiled flooring, half tiled walls, chrome ladder style towel rail.



BEDROOM TWO:

Double glazed window, radiator. Built in wardrobe.

KITCHEN:

Fitted with a range of matching wall and base units. Fitted double oven and inset gas hob. One and a half bowl sink with stainless steel mixer tap above and tiled splashbacks. Integrated fridge, freezer, washing machine and dishwasher. Tiled flooring, radiator. Double glazed window.

SHOWER ROOM:

Fitted with a pedestal wash basin with stainless steel mixer tap above, WC, enclosed shower cubicle with thermostatic shower. Tiled floor and half tiled walls, chrome ladder style towel rail.

OUTSIDE:

The property benefits from the use of communal gardens which are mainly laid to lawn with various mature shrubs and trees. There is one allocated parking space.

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 approximately 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.



TENURE:

Leasehold

Lease - 125 Years From 1 October 2005

Service Charge - currently £950 per annum

Ground Rent - currently £150 per annum

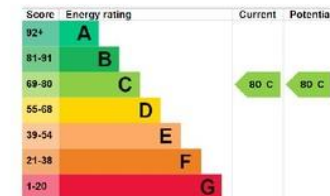
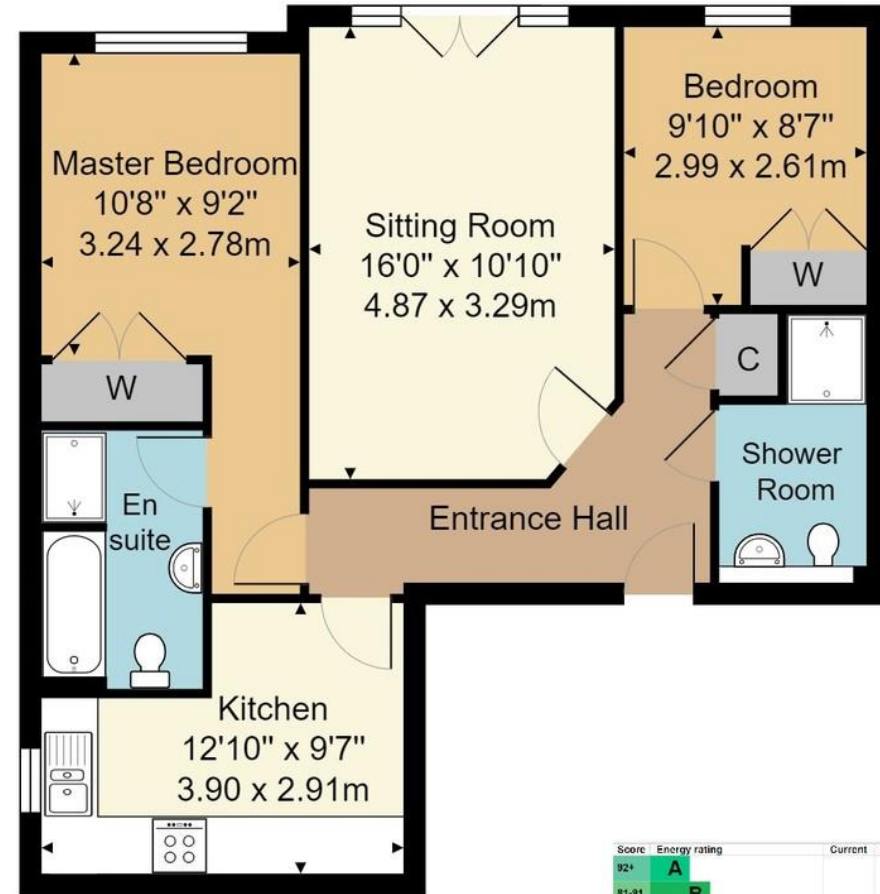
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & 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 obtained. 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 695 ft² ... 64.5 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.