



ROUNDHOUSE COTTAGES, CADE STREET

HEATHFIELD - £325,000



WOOD & PILCHER
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4 Roundhouse Cottages

Cade Street,
Heathfield, TN21 8RD

**Entrance Porch - Lounge/Diner - Kitchen - Downstairs
Bathroom - First Floor Landing - 3 Bedrooms -
Small Gardens To The Front, Rear & Side -
Parking For 2 Vehicles**

An attractive 3 bedroom semi detached cottage with wisteria growing on the front elevation. There are gardens to 3 sides of the property with a parking area for 2 vehicles. The accommodation features a spacious lounge/diner with open fire, downstairs bathroom and enjoys views to the rear across fields and countryside. It is fair to say that the property would benefit from updating internally.

ENTRANCE PORCH:

Double glazed front door and double glazed windows. Plumbing for washing machine.

LOUNGE/DINER:

Double glazed windows. Feature fireplace with wooden surround and exposed brickwork above. Fitted shelving and cupboards to the recesses each side. Radiator.

KITCHEN:

Double glazed window and door leading to the rear garden. Range of matching wall and base cupboards. Laminate worktop with inset one and a half bowl sink. Space for cooker and dishwasher. Tiled floor.

BATHROOM:

Panel enclosed bath with electric shower over and glass shower screen. Pedestal wash basin. WC. Tiled walls. Radiator.

STAIRS LEADING TO THE FIRST FLOOR LANDING:

Double glazed window.



BEDROOM ONE:

Double glazed window overlooking the garden and with views across fields. Feature fire surround. Wall mounted gas fired boiler (by propane gas cylinders). Built-in cupboard/wardrobe. Radiator.

BEDROOM TWO:

Double glazed window. Feature fire surround. Radiator.

BEDROOM THREE:

Double glazed window. Access to the loft. Radiator.

OUTSIDE:

There are gardens to the front, rear and side with lawned areas, trees and shrubs, timber decking and shingled patio area, outside tap, cupboard housing the gas cylinders for the central heating boiler and parking area for 2 vehicles.

SITUATION:

Situated on the borders of the hamlet of Cade Street and the desirable village of Old Heathfield. Old Heathfield is regarded as one of the most sought after Sussex villages with an idyllic environment and many attractive walks nearby, such as the famous Cuckoo Trail. All Saints Church is nearby, part of which is understood to date back to the 13th Century as is Heathfield Park Estate and Old Heathfield Cricket grounds. These are all within walking distant of the property, as is the highly regarded fourteenth century Star Inn with gourmet restaurant, excellent bar food and beautiful garden and the Half Moon public house in the opposite direction. Although the property enjoys an idyllic location it is far from isolated with a Primary School less than half a mile distant and the thriving market town of Heathfield nearby. The market town 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. Mainline 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

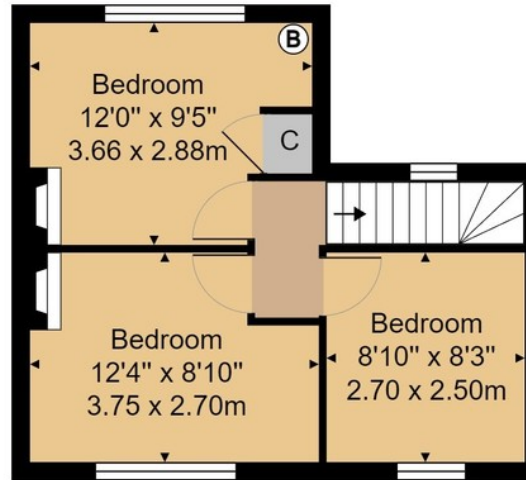
COUNCIL TAX BAND:

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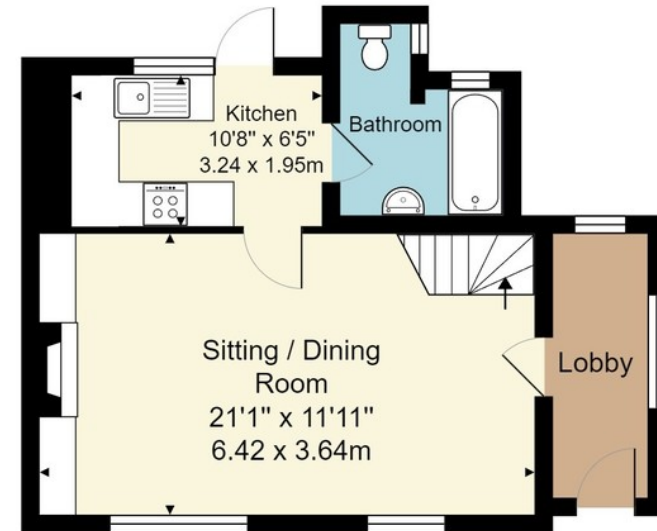
VIEWING:

By appointment with Wood & Pilcher 01435 862211

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	31 F	
1-20	G		



First Floor



Ground Floor

Approx. Gross Internal Area 776 ft² ... 72.1 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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