



WOOD & PILCHER
FOR SALE
01483 82211

COPPICE VIEW
HEATHFIELD - £350,000

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

16 Coppice View

Heathfield, TN21 8YS

Entrance Hall - Remodelled Cloakroom - Sitting Room - Dining Room - Remodelled Kitchen - First Floor Landing - 3 Bedrooms - Remodelled Shower Room - Landscaped Gardens To The Front & Rear - Single Garage With Power & Light Plus Parking For 2 Further Vehicles

An exceptionally well presented 3 bedroom semi detached house situated in a popular cul-de-sac location on the 'Green Lane' development less than a mile from Heathfield town centre and even closer to the local Waitrose supermarket. The accommodation features 2 reception rooms, remodelled cloakroom, kitchen and shower room, landscaped gardens to the front and rear with a single garage and additional parking for 2 further vehicles.

ENTRANCE HALL:

Front door with leaded light double glazed window. Wood effect flooring. Coved ceiling. Radiator.

REMODELLED CLOAKROOM:

Double glazed window. WC with concealed cistern. Tiled walls. Wash basin with cupboard under. Wood effect flooring.

SITTING ROOM:

Double glazed window. Coved ceiling. Radiator. Feature brick archway leading to:

DINING ROOM:

Double glazed French doors leading to the garden. Coved ceiling. Radiator.



REMODELLED KITCHEN:

Double glazed window overlooking the garden. Grey fronted matching wall and base cupboards. Wood effect worktop with inset stainless steel sink. Inset 4 burner gas hob with oven under and filter hood above. Space for upright fridge/freezer and washing machine. Under stairs storage cupboard. Wood effect flooring. Coved ceiling. Radiator.

STAIRS LEADING TO THE FIRST FLOOR LANDING:

Double glazed window. Built-in airing cupboard housing the hot water cylinder with slatted shelves above. Coved ceiling.

BEDROOM ONE:

Double glazed window. Built-in double wardrobes with folding doors. Coved ceiling. Radiator.

BEDROOM TWO:

Double glazed window overlooking the rear garden. Built-in wardrobe. Coved ceiling. Radiator.

BEDROOM THREE:

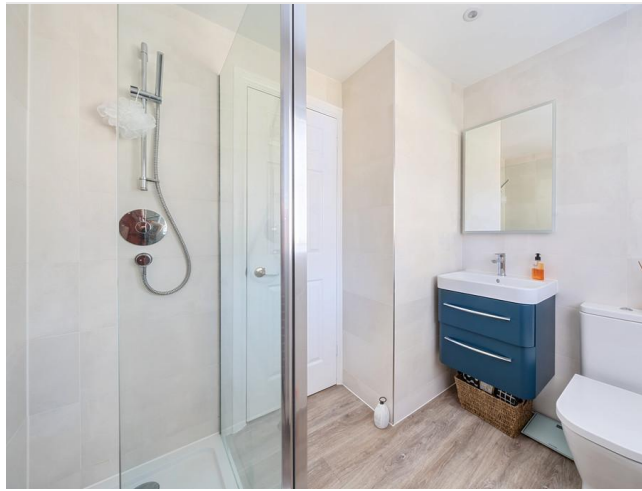
Double glazed window overlooking the front garden. Built-in wardrobe. Coved ceiling. Radiator.

REMODELLED FAMILY SHOWER ROOM:

Double glazed window. WC. Wash basin with drawers under. Large walk-in shower with thermostatic Mira controls. Tiled walls. Chrome heated towel rail. Inset spotlights.

OUTSIDE:

There is a front garden with block set pathway and driveway leading to a single garage with power, light and up and over door. The driveway provides parking for 2 further vehicles. The rear garden has been landscaped and features a block set patio area with raised flower and shrub borders, outside tap, side gated access and outside power points.



SITUATION:

Situated on a sought after development on fringes of the market town of Heathfield with easy access to a popular local primary school. The town itself offers a range of shopping facilities some of an interesting independent nature with the backing of super markets 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 & 35 minutes drive respectively.

TENURE:

Freehold

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 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



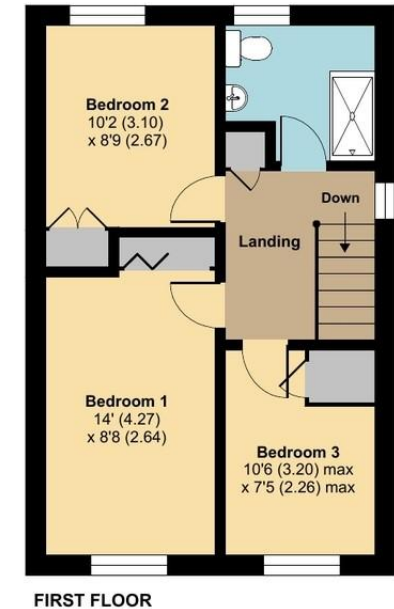
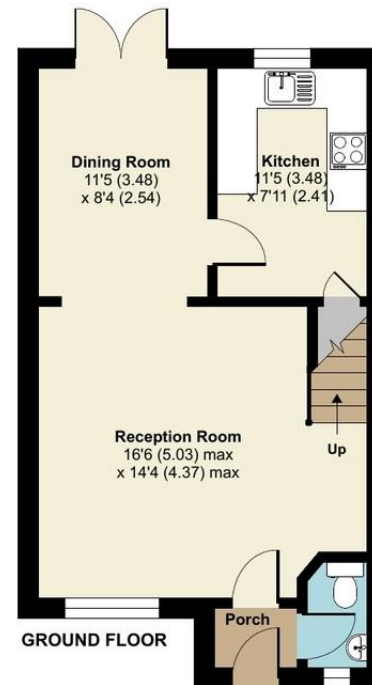
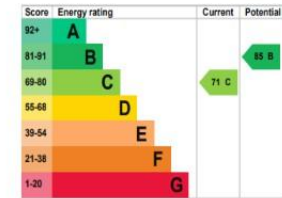
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Coppice View, Heathfield, TN21

Approximate Area = 906 sq ft / 84.1 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 1054 sq ft / 97.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Wood & Pilcher. REF: 1024182