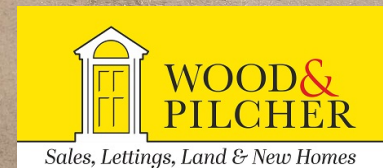




LITTLE MEADS, FIRGROVE ROAD
CROSS IN HAND, HEATHFIELD - £600,000



Little Meads

Firgrove Road, Cross In Hand,
Heathfield, TN21 0SU

**Spacious Hallway - Sitting Room With Feature Fireplace -
Modern Kitchen/Dining Room With Integrated Appliances
- 3 Double Bedrooms - Bathroom - En-suite Shower Room
To The Master Bedroom - Own Large Driveway -
Double Garage - Workshop - Cellar - Raised Sun Terrace -
Low Maintenance Garden - Stunning Views**

A truly exceptional 3 double bedroom detached bungalow that has been updated throughout and enjoys stunning far reaching views across the Sussex countryside towards the south coast. The accommodation features a large modern kitchen with integrated appliances opening into a dining area with patio doors opening onto the sun terrace. A large sitting room features a fireplace, main bathroom plus en-suite shower room. The driveway to the front leads to a double garage with electric up and over door and a low maintenance garden to the rear with raised sun terrace enjoying the countryside views. There is also a workshop, cellar and greenhouse. Conveniently situated about a mile and a half from Heathfield town centre.

ENTRANCE HALL:

Part double glazed leaded light front door. A wide bright hallway with radiator, coved ceiling, inset spotlights, built in airing cupboard housing the hot water cylinder with slatted shelves above.

SITTING ROOM:

Feature fire surround with built in real flame gas fire. Coved ceiling. Radiators. Double glazed sliding patio door opening onto the raised sun terrace and glazed double doors leading to:



KITCHEN/DINER:

Leaded light double glazed windows to the side. Kitchen with modern gloss grey fronted matching wall and base cupboards. Central island. Quartz worktops with inset one and a half bowl stainless steel sink. Inset Bosch electric induction hob with filter hood above, built in Bosch oven & Bosch microwave oven, integrated fridge freezer, dishwasher, washer dryer and wine cooler. Double glazed side door. Coved ceiling. Inset spotlight. Concealed pull out bin. Opening into the dining area: Coved ceiling. Radiators. Double glazed patio door leading to the raised sun terrace.

BEDROOM ONE:

Leaded light double glazed window. Range of built in wardrobes. Radiator.

EN-SUITE SHOWER ROOM:

Leaded light double glazed window. Large shower cubicle with Mira Platinum thermostatic shower over. Vanity unit with inset wash basin and cupboards under. WC with concealed cistern. Chrome heated towel rail. Radiator. Inset spotlights. LED lit mirror, Shaver point, Extractor fan.

BEDROOM TWO:

Leaded light double glazed windows. Radiator. Fitted wardrobes. Coved ceiling.

BEDROOM THREE:

Leaded light double glazed windows. Radiator. Coved ceiling. Inset spotlights.

BATHROOM:

Leaded light double glazed window. White suite comprising of a panel enclosed bath with electric shower over and glass shower screen. Vanity unit with inset wash basin and cupboards under. WC with concealed cistern. Radiator. Tiled walls. Chrome heated towel rail. Coved ceiling. Inset spotlights. Fitted Mirror with shaver point. Extractor fan.

OUTSIDE:

The property is approached via a spacious driveway providing parking for numerous vehicles and leading to a double garage with electric up and over door, power and light and personal door to the rear. There is a large raised sun terrace to the rear with black iron balustrades and stunning views towards the south coast, paved patio area, shrub borders and gated side access. Lower level workshop with power, light, double glazed windows and door. There is also a cellar, ideal for further storage.



SITUATION:

The property is situated within the popular Sussex village of Cross in Hand that provides a well regarded local bakery, village pub, service station with general shop, hair dressers, health and fitness country club, tennis, rugby and bowls club. The thriving market town of Heathfield is only approximately five minutes drive to the East 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 and 8 miles distant respectively, both providing a service of trains to London in just over the hour. There is a bus service at the end of the road providing links to Uckfield, Tunbridge Wells and Eastbourne. 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 30 minutes drive respectively.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01435 862211

FOOTNOTE:

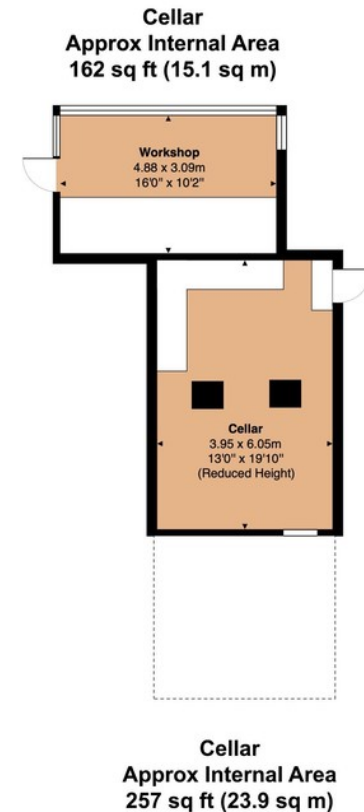
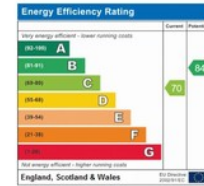
We understand there is a planning application for a single 3 bedroom house directly opposite - Ref No. WD/2023/1363/F.

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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**Little Meads, Firgrove Road, Cross In Hand,
Heathfield, TN21 0SU**

Not To Scale.
Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.
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