

LEEVEES WAY
HEATHFIELD - £185,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

9 Leeves Way

Heathfield, TN21 0AP

**Entrance Hall - First Floor Landing - Sitting Room - Kitchen
- Two Bedrooms - Bathroom - Private Garden**

A purpose built two bedroom first floor maisonette conveniently situated just a short walk from Heathfield town centre and with a low service charge and ground rent, ideal for first time buyers! The accommodation features a spacious sitting room, kitchen, modern bathroom and own private garden. The property also benefits from modern electric heaters throughout. Viewing recommended.

ENTRANCE HALL:

Double glazed front door. Fitted shelving and coat rail, stairs leading to:

FIRST FLOOR LANDING:

Access to the loft, large built-in storage cupboard, airing cupboard, linen cupboard with slatted shelving and the cold water tanks, modern wall mounted electric heater.

SITTING ROOM:

Double glazed windows, coved ceiling, modern wall mounted electric heater.

KITCHEN:

Fitted with a range of wooden fronted matching wall and base cupboards and laminate worktops with inset stainless steel sink. Space for cooker, tumble dryer and dishwasher. Part tiled walls, modern wall mounted electric heater, recess for upright fridge/freezer. Built-in storage cupboard with plumbing for washing machine. Double glazed window.



BEDROOM 1:

Double glazed window, modern wall mounted electric heater, coved ceiling.

BEDROOM 2:

Double glazed window, modern wall mounted electric heater, coved ceiling.

RE-MODELLED BATHROOM:

Fitted with a white suite comprising of a panel enclosed bath with electric shower and glass shower screen, WC, wash basin with splashback. Heated towel rail. Double glazed window.

OUTSIDE:

The maisonette benefits from its own private garden with wood chippings and mature trees.

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 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:

Leasehold

Lease - 125 years from 11 May 1998

Estimated Service Charge for 1/4/2023 - 31/3/2024 £230.77 including Ground Rent and Insurance.

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 01892 511211

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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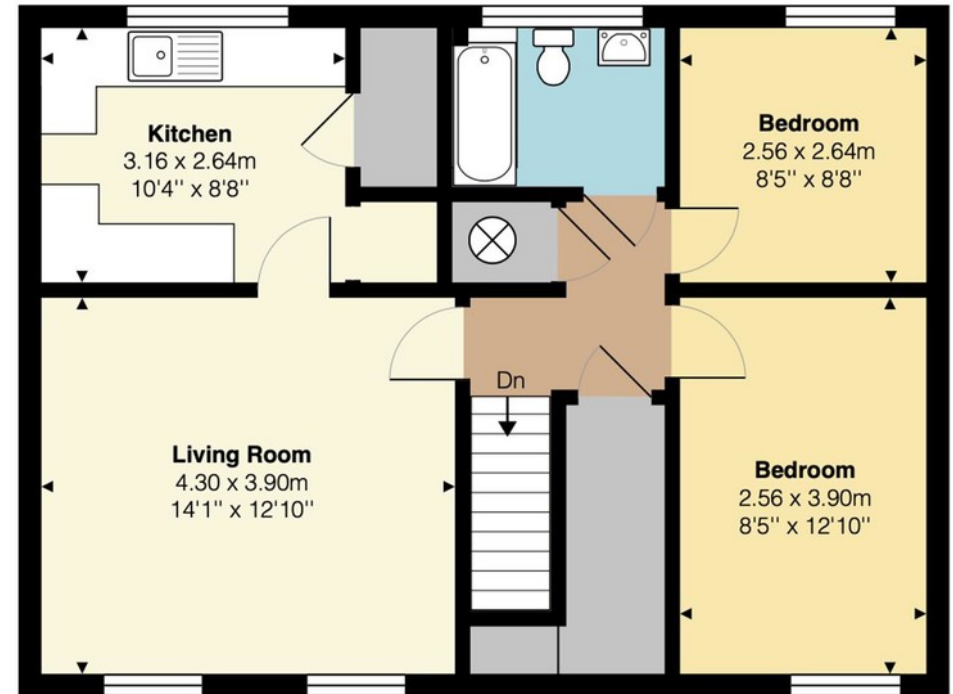
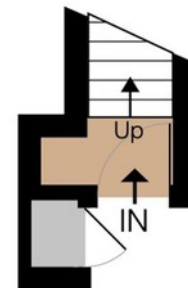
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Not To Scale.
Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Approx Internal Area 686 sq ft (63.8 sq m)