



GHYLL RISE, GHYLL ROAD
HEATHFIELD - £650,000



Ghyll Rise

Ghyll Road,
Heathfield, TN21 0XJ

**Sitting Room - Kitchen - Family Room - Snug - Conservatory -
Cloakroom - Master Bedroom with En-Suite Shower -
4 Further Bedrooms - Bathroom - Shower Room -
Attractive Rear Garden - Double Garage - Driveway**

A substantial semi detached Edwardian property having been much improved to provide a perfect mix of old and new with accommodation arranged over three floors. The property is situated on the periphery of Heathfield yet within a short walk of the High Street and its amenities. The property is well presented and retains features from the original era including high ceilings, picture rails and sash windows coupled with more modern benefits to include gas fired central heating and contemporary yet traditional kitchen and bathroom fittings. Entrance hall, sitting room with bay window to front, kitchen/breakfast room, family room, snug, conservatory, 4 first floor bedrooms, bathroom, shower room, second floor master bedroom with en-suite shower room, double garage, off street parking and attractive private gardens. Viewing is essential to appreciate all that this unique property has to offer.

ENTRANCE HALL:

Oak flooring with inset bristle mat. Panelled doors open into the sitting room and the kitchen. An opening leads through to the inner hallway. A turned staircase with decorative newel posts ascends to the first floor landing. Dado rail. Picture rail. Ceiling rose. Coving. Thermostatic controls. Radiator. Double doors to a larder cupboard which has shelving with a light point and further understairs storage cupboard with light point.

SITTING ROOM:

An attractive double aspect room with secondary glazed bay windows to the front and a sash window to the side with fitted shutters. Finished with a continuation of the oak floor. This room features an open fireplace with slate hearth and attractive surround. Ceiling rose. Picture rail. Ornate coving. Double radiator.

INNER HALLWAY:

Oak wood flooring. Dado rail. Coving. Wooden panelled doors open into the cloakroom and family room.

CLOAKROOM:

Fitted with a white suite comprising low level WC and a wall mounted wash hand basin with chrome mixer tap over and tiled surround. Radiator. Window to the side. Marble effect flooring. Wall mounted gas boiler. Ceiling rose. Picture rail.

FAMILY ROOM:

A delightful light room with a secondary glazed sash window to the side and doors into the snug. Laminate flooring. Double radiator.



SNUG:

Secondary glazed window to side and further opening to conservatory and door to kitchen. Double radiator. Coving.

CONSERVATORY:

An attractive room with French doors opening out to the paved terrace providing access to the gardens to the rear. Finished with a laminate floor with inset bristle mat and underfloor heating. Twin suspended low-voltage spotlights.

KITCHEN/BREAKFAST ROOM:

A delightful room offering a range of painted wooden arch panel faced wall and base units covered with solid beech block worktops incorporating inset one and a half bowl sink and drainer with chrome style mixer tap over. Concealed work surface downlighting. Space for Range style double oven with extractor fan over incorporating light and exposed brickwork behind. Slate effect vinyl tiled flooring. Chrome railed radiator. Recessed chimney breast space for microwave. Recessed spotlights and central spotlights. Space and plumbing for washing machine and dishwasher. Opening into Breakfast Area incorporating a Perspex roof allowing light into the area with radiators, space for fridge/freezer and sliding patio doors giving aspect and access to the gardens.

STAIRS TO FIRST FLOOR LANDING:

Radiator. Dado rail. Ornate ceiling rose. Door to airing cupboard. Stairs to second floor. Panelled doors to:-

BEDROOM 2:

A bay window with secondary glazed sash windows inset overlooks the front. Radiator. Laminate flooring. Picture rail. Coving. Ceiling rose.

BEDROOM 3:

A light room with secondary glazed sash windows to the side. Double radiator. Coving. Smoke alarm. Laminate flooring.

BEDROOM 4:

A secondary glazed sash window to the rear provides a pretty view over the terrace and the gardens. Laminate flooring. Ceiling rose. Picture rail. Double radiator.

BEDROOM 5/STUDY:

A charming room currently used as a study with a secondary glazed sash window to the front. Laminate flooring. Radiator. Ceiling spotlights.

FAMILY BATHROOM:

A light room fitted with a white suite comprising low level WC, pedestal wash basin with chrome taps over and a roll top bath with central antique style mixer tap/shower attachment. A partially opaque secondary glazed sash window to the side and further opaque casement window. Velux window to double height ceiling. Coving. Recessed spotlights. Chrome heated towel. Shavers point. Wall mounted cabinets. Double radiator. Half height timber wall panelling and tiled floor.

SHOWER ROOM:

Fitted with a white contemporary suite with low level WC, wash basin with tap over and cupboard under, large walk-in shower cubicle. Heated towel rail. Recessed ceiling spotlights. Travertine style tiling to walls and floor. Shavers point. Window to side.



STAIRCASE TO SECOND FLOOR LANDING:

Laminate flooring. Door to:-

MASTER BEDROOM:

Double glazed velux window to front and rear with views. Access to eaves storage. Oak flooring.

Door to:-

EN-SUITE SHOWER ROOM:

Velux window to side. Large walk-in shower cubicle. Wall mounted wash basin with mixer tap over and low level WC with concealed cistern. Tiled flooring with underfloor heating.

OUTSIDE:

The property enjoys access to the front to a large gravelled parking area with solid oak gates which provides OFF ROAD PARKING for a number of vehicles and in turn leads to a detached DOUBLE GARAGE with twin up and over doors and personal door to the rear with power and light. Pathway and flower and shrub beds to front door. The REAR GARDENS are considered to be of a good size being laid to lawn, flower and shrub beds and seating areas. The gardens are well planted with established flowers, shrubs and 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:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01435 862211

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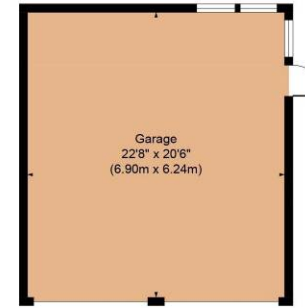


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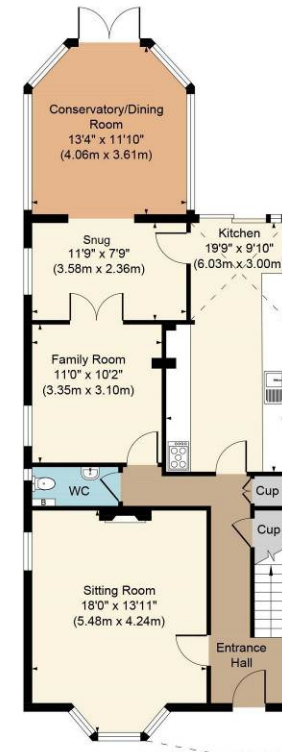
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Garage
Approx Internal Area
464 sq ft (43.1 sq m)



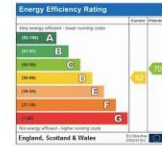
Second Floor
Approx Internal Area
250 sq ft (23.1 sq m)



Ground Floor
Approx Internal Area
925 sq ft (85.9 sq m)



First Floor
Approx Internal Area
719 sq ft (66.8 sq m)



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Not To Scale.

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