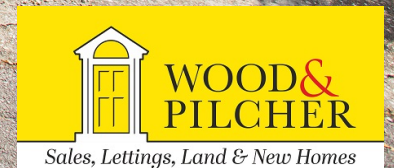




BYWAYS, COLLINGWOOD RISE  
HEATHFIELD - GUIDE PRICE £425,000 - £450,000



# Byways

Collingwood Rise,  
Heathfield, TN21 8DL

**Covered Entrance Porch - Entrance Hall - Sitting Room  
With Bay Window - Upgraded Kitchen/Diner With Access  
To Rear Terrace - Two Bedrooms - Contemporary Bath/  
Shower Room - Front Garden With Off Road Parking For 2  
Vehicles - Enclosed Rear Garden With Large  
Workshop/Shed**

A characterful two bedroom detached bungalow situated in this sought after private road in a tucked away position yet only a short stroll to the local amenities. The property has been improved by the present owner to provide a wonderful kitchen/diner with French doors to a rear decked terrace, utility room, stunning bath/shower room and also enjoys a sitting room with bay window to the front, off road parking and enclosed rear gardens with large workshop/shed.

Recessed covered entrance porch with quarry tiled floor to uPVC double glazed Georgian style panelled front door into:

## **ENTRANCE HALL:**

Useful fitted shelved storage cupboard. Timber effect flooring. Access to loft space. Radiator. Range of painted timber panelled doors to:

## **SITTING ROOM:**

Bay window to front with fitted shutters. Fitted gas wood burning effect stove upon a paved hearth. Timber effect flooring. Radiator.



**KITCHEN/DINER:**

A bright and spacious room with uPVC double glazed windows to side and rear and French doors giving access to the rear terrace, further single glazed window to side. Recently upgraded 'Wren' kitchen with a range of marble effect worktops with inset twin bowl sink and drainer with mixer tap over. Matching cupboard units below. Space and plumbing for dishwasher. Rangemaster stainless steel brush fronted double oven with five ring electric hob over, splashback and extractor hood with light. Further large fitted unit with pan drawers below and space for fridge/freezer adjoining. Timber effect flooring. Recessed ceiling downlighters.

**UTILITY ROOM:**

uPVC double glazed window to rear. Fitted with a worktop with inset stainless steel sink with mixer tap over, cupboard below and space and plumbing for washing machine. Matching cupboards over and further cupboard aside. Heated chrome effect ladder style towel rail.

**BEDROOM 1:**

uPVC double glazed window to side. Exposed painted timber flooring. Useful fitted storage cupboard. Radiator.

**BEDROOM 2:**

Window to front with fitted shutters. Timber effect flooring. Radiator.

**BATHROOM:**

A stunning contemporary bathroom with a modern white suite with chrome effect fittings comprising of low level WC, bath with mixer tap and shower attachment aside, walk in deep shower cubicle with twin headed system including rainfall head with localised ceramic tiling fully around the shower and to the floor with underfloor heating. Heated chrome effect ladder style towel rail. Wall light point. Extractor fan. uPVC double glazed window to rear.

**OUTSIDE:**

There is off road parking for 2 vehicles by way of a paved driveway and gravelled parking area with gated access to the right hand side leading to the rear. Front security lighting and raised timber flower and shrub bed. The rear garden is of a good size being fence and hedge enclosed with raised decked seating terrace, paved flagstone area leading to areas of lawn and large timber workshop/shed and further raised area with vegetable bed. Outside light and tap.



**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:**

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**VIEWING:**

By appointment with Wood & Pilcher 01435 862211

**AGENTS NOTE 1:**

The property forms part of a private road where we understand the vendor pays £100.00 per annum to a management fund set up for the road.

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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Approx. Gross Internal Area 781 ft<sup>2</sup> ... 72.6 m<sup>2</sup>

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.