



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- No Onward Chain
- 2 Bedrooms
- Spacious Lounge/Diner
- Re-Modelled Kitchen
- Residents Parking
- Energy Efficiency Rating: D

Alexandra Road, Heathfield

£150,000

woodandpilcher.co.uk



22 Parkside, Alexandra Road, Heathfield, TN21 8EB

A well presented, purpose built, two bedroom ground floor retirement apartment for the over 55's, conveniently situated approximately 0.5 of a mile from Heathfield town centre. The accommodation features a re-modelled kitchen, bright and spacious lounge/diner, raised decked area accessed from the master bedroom and overlooking the well maintained communal gardens. The development also offers a communal laundry room and residents parking. NO ONWARD CHAIN.

ENTRANCE HALL:

uPVC double glazed front door. Built-in cloaks cupboard, built-in airing cupboard housing the hot water tank cylinder with slatted shelves above, coved ceiling.

LOUNGE/DINER:

Double glazed windows, coved ceiling, wall mounted electric heater. Feature fire surround.

RE-MODELLED KITCHEN:

Cream fronted matching wall and base cupboards and wood effect worktop with inset electric hob with oven under and filter hood above. Inset stainless steel sink. Space for washing machine and upright fridge/freezer. Breakfast bar, part tiled walls, coved ceiling. Double glazed window.



BEDROOM 1:

Double glazed French doors opening out onto a raised private decked area overlooking the communal gardens. Built-in wardrobes, wall mounted electric heater

SHOWER ROOM:

Large walk-in shower cubicle with electric shower, WC, pedestal wash basin. Part tiled walls, chrome electric heated towel rail. Double glazed window.

BEDROOM 2:

Double glazed windows overlooking the communal gardens. Built-in wardrobe/cupboard, wall mounted electric heater.

OUTSIDE:

There are well maintained communal gardens and residents parking plus a communal laundry room.

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 approximately 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 - 99 years from 25 March 1987

Service Charge - currently £817.27 per quarter as at 1.7.23 - 30.9.23 which includes the water and buildings insurance.

Ground Rent - currently £255.00 per year (£63.75 per quarter)

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:

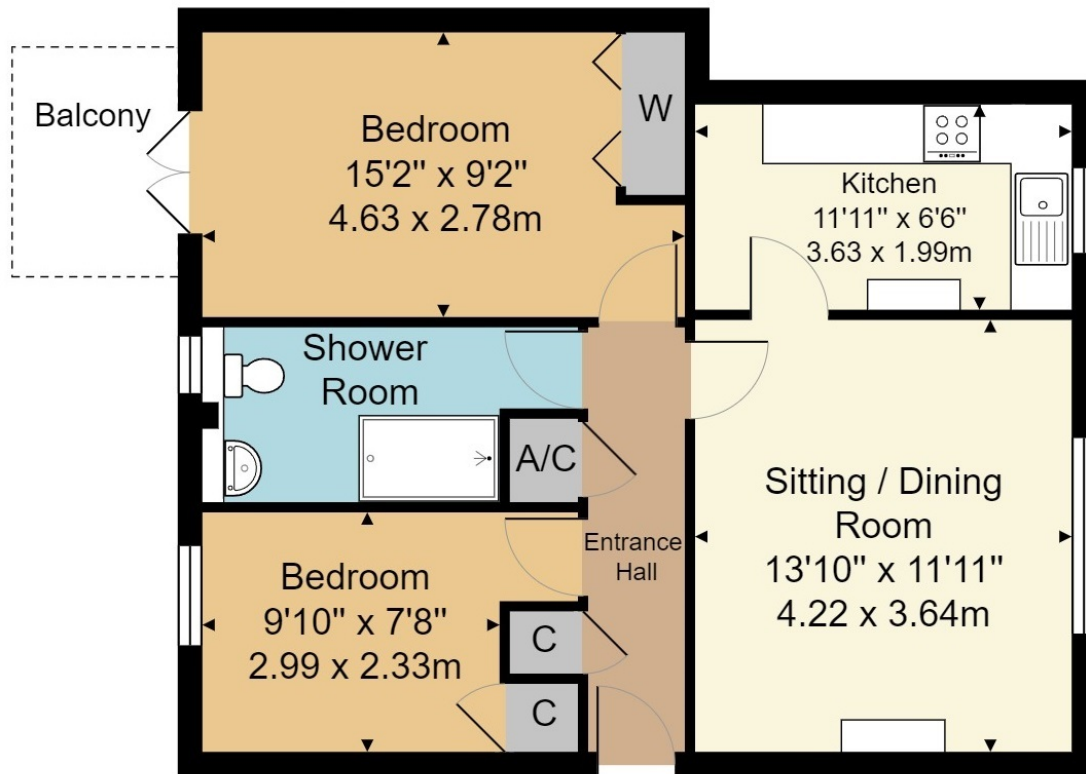
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VIEWING:

By appointment with Wood & Pilcher 01435 862211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 609 ft² ... 56.6 m²

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.

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