



CHESTNUT COTTAGE, MARSHLANDS LANE
HEATHFIELD - GUIDE PRICE £300,000



WOOD & PILCHER
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3 Chestnut Cottage

Marshlands Lane,
Heathfield, TN21 8HJ

**Entrance Hall - Sitting Room With Open Fire - Kitchen -
Downstairs Cloakroom - Conservatory - First Floor Landing
- 2 Bedrooms - Family Bathroom - Mature Front & Rear
Gardens - Detached Single Garage**

An attractive 2 bedroom semi detached cottage conveniently situated just a few hundred metres from Heathfield Town Centre. It is fair to say the property would benefit from modernisation. The accommodation features a sitting room with open fire, kitchen, conservatory, 2 bedrooms and a family bathroom. There are mature secluded gardens to front and rear and a detached single garage providing off street parking. NO ONWARD CHAIN.

ENTRANCE HALL:

Radiator.

SITTING ROOM:

Double glazed window overlooking the front garden. Fireplace with stone surround and hearth. Picture rail. Radiator.

KITCHEN:

Double glazed window overlooking the rear garden. Range of cream fronted matching wall and base cupboards. Laminate worktop with inset sink. Inset gas hob with double oven under and filter hood above. Integrated fridge. Wall mounted Worcester boiler. Part tiled walls. Coved ceiling. Inset spotlights. Radiator.

CLOAKROOM:

Double glazed window. WC.



CONSERVATORY:

Double glazed windows and double glazed door with fitted blinds.

STAIRS LEADING TO THE FIRST FLOOR LANDING:

Double glazed window. Access to the loft.

BEDROOM ONE:

Double glazed windows. Built-in cupboard. Picture rail. Radiator.

BEDROOM TWO:

Double glazed window overlooking the rear garden. Built-in airing cupboard housing the hot water cylinder with slatted shelves above. Radiator.

BATHROOM:

Double glazed windows. White suite comprising panel enclosed bath, WC, pedestal wash basin. Part tiled walls. Radiator.

OUTSIDE:

There are mature gardens to the front and rear, the front being laid to lawn with hedging, shrubs and trees, the rear garden features mature shrub borders and trees, timber shed and detached single garage set back at the side with up and over door, power and light, double glazed window and personal door to the side.

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:

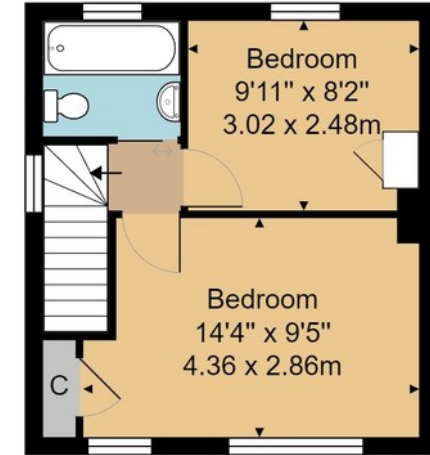
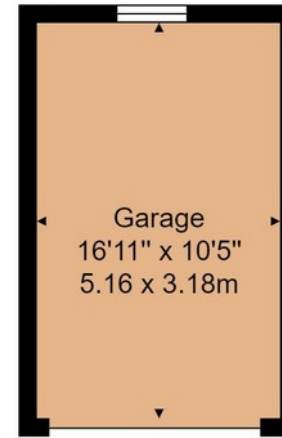
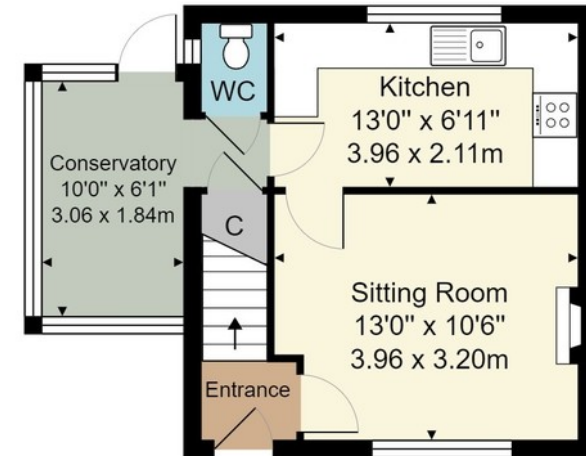
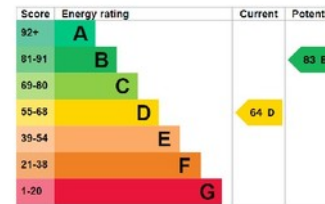
Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01435 862211

**First Floor****Ground Floor**

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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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk

House Approx. Gross Internal Area 644 sq. ft / 59.9 sq. m
Garage Approx. Internal Area 177 sq. ft / 16.4 sq. m

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.