



NURSERY WAY
HEATHFIELD - £430,000



WOOD & PILCHER
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6 Nursery Way

Heathfield, TN21 0UW

Entrance Hall - Cloakroom - Lounge/Diner - Double Glazed Conservatory - Kitchen - First Floor Landing - 4 Bedrooms - Family Bathroom - Low Maintenance Garden - Single Garage With Electric Door - Own Driveway

A 4 bedroom detached family home situated on a popular small development just a short walk from Heathfield Town Centre. The accommodation features a spacious lounge/diner with multi fuel stove, large double glazed conservatory, kitchen with granite worktops, own drive and garage with electric up and over door. NO ONWARD CHAIN.

ENTRANCE HALL:

Coved ceiling. Dado rail. Built-in doaks cupboard. Under stairs storage cupboard. Radiator.

CLOAKROOM:

Window. Part tiled walls. WC. Wash basin. Coved ceiling. Radiator.

LOUNGE/DINER:

Oriel bay with double glazed windows. Multi fuel stove. Coved ceiling. Radiators. Windows and door leading to:

DOUBLE GLAZED CONSERVATORY:

Double glazed roof and fitted ceiling blinds. Wall mounted electric heaters. Double glazed French doors leading to the garden.

KITCHEN:

Double glazed windows and double glazed door overlooking the rear garden. Range of matching cream fronted wall and base cupboards. Granite worktops with inset one and a half bowl ceramic sink. Inset 4 burner gas hob with filter hood above. Built-in oven and microwave. Upright fridge. Dishwasher. Cupboard housing upright freezer. Further cupboards housing washing machine and tumble dryer. Tiled floor. Inset spotlights. Radiator. Door to the garage.



STAIRS LEADING TO THE FIRST FLOOR LANDING:

Double glazed window. Access to the loft. Large built-in airing cupboard housing the hot water cylinder with slatted shelves above. Coved ceiling.

BEDROOM ONE:

Double glazed windows with woodland views above the rooftops. Built-in wardrobes. Radiator.

BEDROOM TWO:

Double glazed windows with woodland views above the rooftops. Radiator.

BEDROOM THREE:

Double glazed windows overlooking the rear garden. Radiator.

BEDROOM FOUR:

Double glazed windows overlooking the rear garden. Radiator.

FAMILY BATHROOM:

Double glazed window. Tile enclosed bath with chrome mixer taps and Triton electric shower over. Vanity unit with inset wash basin and cupboards under. WC with concealed cistern. Tiled walls. Coved ceiling. Inset spotlights. Extractor fan. Radiator.

OUTSIDE:

The property is approached via a brick set driveway leading to a single GARAGE with electric up and over door, power and light with personal door accessed from the kitchen. The rear garden requires low maintenance and features large paved patio area, flower and shrub borders with retaining brick walls, greenhouse and summer house/home office with power.

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:

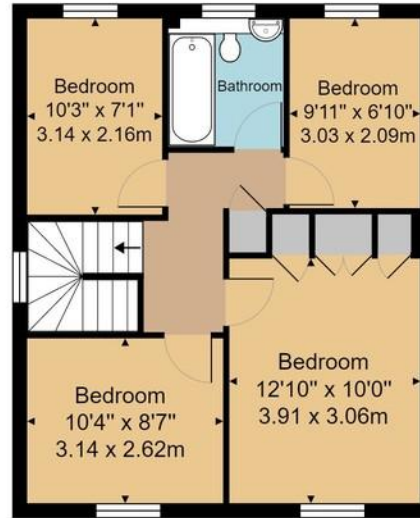
By appointment with Wood & Pilcher 01435 862211

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

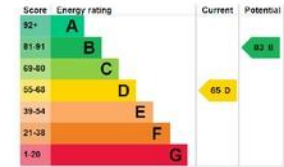


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**First Floor**

Approx. Gross Internal Area
1441 sq. ft / 133.9 sq. m
(Including Garage)

**Ground Floor**

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.