



PINE TREE ROAD
HEATHFIELD - £385,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

13 Pine Tree Road

Heathfield, TN21 8AY

Entrance Hall - Sitting Room - Kitchen - Utility Room - Dining Room - 3 Bedrooms - Bathroom - Shower Room - Low Maintenance Gardens - Workshop With Power & Light - Off Street Parking To The Rear

A deceptively spacious 3 bedroom detached bungalow situated in a popular road within a mile of Heathfield Town Centre. The accommodation features a bright sitting room, separate dining room overlooking the rear garden, kitchen and utility room, bathroom and separate shower room. There is a workshop to the rear of the garden with power and light and off street parking.

ENTRANCE HALL:

Fitted electrics cupboard housing the meter and consumer unit. Built-in storage cupboard. Coved ceiling. Access to the loft with pull down ladder. Radiator.

SITTING ROOM:

A bright room with 2 large double glazed windows overlooking the front garden and with distant views between the houses. Coved ceiling. Radiators.

KITCHEN:

Range of wood effect matching wall and base cupboards. Laminate worktop with inset electric hob and filter hood above. Built-in double oven. Inset stainless steel sink. Space for upright fridge/freezer and dishwasher. Tiled floor. Part tiled walls. Radiator.



UTILITY ROOM:

Double glazed window. Laminate worktop with inset stainless steel sink with cupboard under. Space for washing machine. Tiled floor. Radiator.

SHOWER ROOM:

Double glazed window. Quadrant Aqualisa thermostatic shower. WC. Pedestal wash basin with tiled splashback. Tiled floor. Heated towel rail. Extractor fan.

DINING ROOM:

Double glazed windows and double glazed French doors leading to the rear garden. Tiled floor.

BEDROOM:

Double glazed windows overlooking the front garden. Fitted wardrobes. Tiled floor. Radiator.

BEDROOM:

Double glazed windows overlooking the rear garden. Coved ceiling. Radiator.

BEDROOM:

Double glazed windows overlooking the rear garden. Built-in wardrobes. Coved ceiling. Radiator.

BATHROOM:

Double glazed window. Panel enclosed bath with chrome mixer taps and handheld shower attachment. WC. Pedestal wash basin. Part tiled walls. Tiled flooring. Heated towel rail. Coved ceiling.

OUTSIDE:

There is a low maintenance rear garden with paved patio area, shingled area, gate leading to detached workshop with power and light and a driveway providing off street parking.



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:

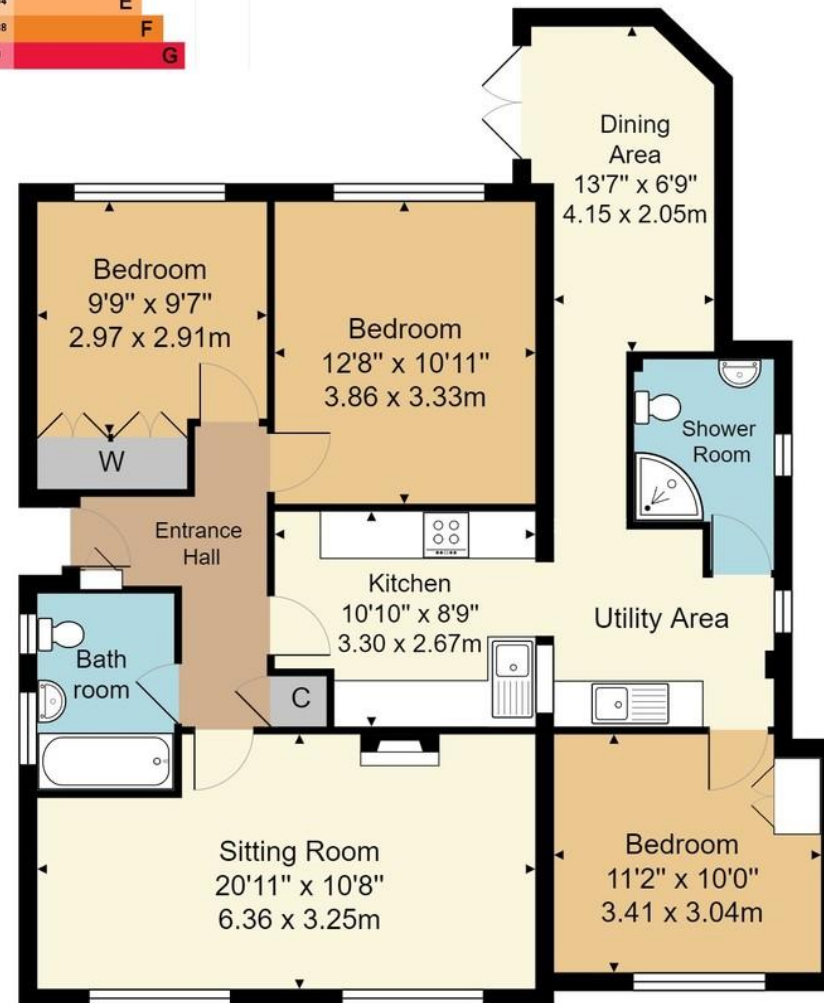
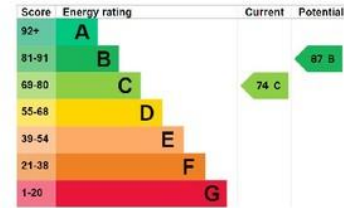
By appointment with Wood & Pilcher 01435 862211

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 1059 ft² ... 98.4 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.