



Ghyll Road, Heathfield, East Sussex

 **KMJProperty**
Your local independent Estate Agent

- Detached
- 3/4 Bedroom
- Driveway
- Beautiful views
- Rear & Side Garden
- Recently Fitted Bathroom
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This beautiful detached 3/4 bedroom property is located in the heart of Heathfield.

This delightful property offers a large driveway with parking for multiple cars. Leading straight into the porch, the perfect place to kick off muddy boots and store wet coats, the porch has two doors giving access to both the study/4th bedroom, utility room and living area.

To your right of the porch, you are presented with a study that could be used as another bedroom. As it stands at the moment as a second reception room it leads onto a utility room, providing a fantastic space to keep the mundane life tasks away from the hustle and bustle of the main home.

Straight ahead you are then greeted by a spacious lounge/dining area, adorned with natural light pouring in through large windows, creating a warm and welcoming ambiance.

The lounge presents a feature fire place, as well as double doors that open up directly in to the garden.

As you continue on through the home, the kitchen is well-appointed and features ample storage space offering both functionality and style.

The ground floor WC is located under the stairs just through the lounge door, keeping it tucked away and private.

Moving onto the first floor, there are 3 double bedrooms, each of the rooms benefit from dual aspect windows providing stunning views across the countryside setting.

Also situated on the first floor is the recently fitted family bathroom which provides a shower over bath creating a the perfect family bathroom.

Heathfield is a lovely small market town, with local primary and secondary schools, as well as your popular supermarkets and cafes. This property is located an 8 minute walk away or a 2 minute drive into Heathfield town (0.7Mi), making the town easily accessible. With this property being just a 15 minute journey away from a mainline

MORE PROPERTIES REQUIRED IN ALL AREAS



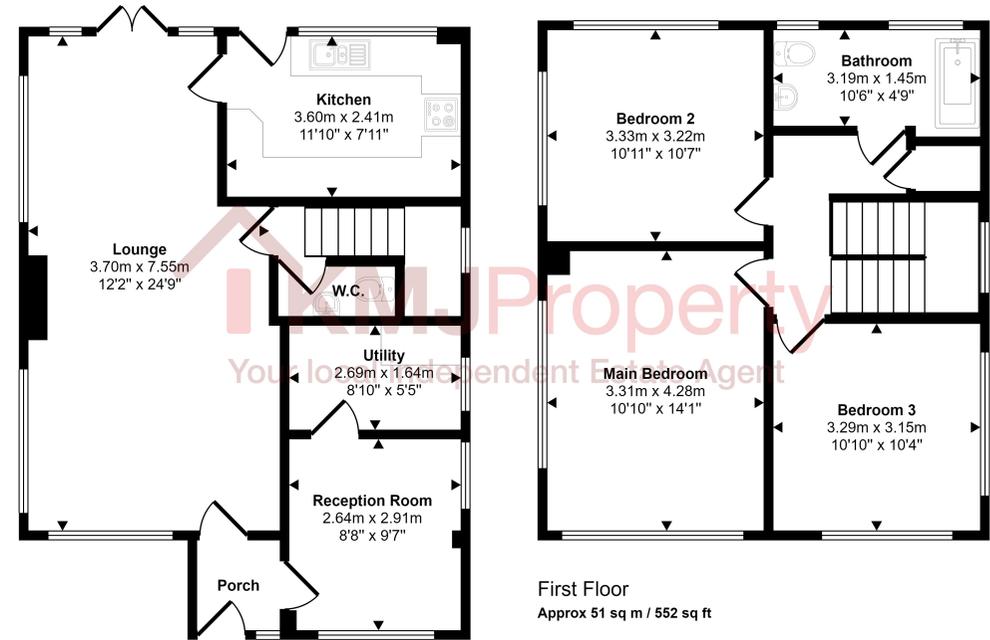


Notes

Council Tax: D

Tenure: Freehold

Approx Gross Internal Area
108 sq m / 1163 sq ft



Ground Floor
Approx 57 sq m / 611 sq ft

First Floor
Approx 51 sq m / 552 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

AGENT NOTE: KMJ Property, their clients or warranties in relation to the property. Any statements on which a purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or the existence of any Covenants or other legal matters which may affect the property.

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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BRITISH PROPERTY AWARDS
2022
★★★★★
GOLD WINNER
ESTATE AGENT IN TUNBRIDGE WELLS