

TANSLEY, COLLINGWOOD AVENUE  
HEATHFIELD - £450,000



# Tansley

Collingwood Avenue,  
Heathfield, TN21 8DN

**Entrance Hall - Triple-Aspect Sitting Room - Dining Room -  
Kitchen - Utility Room - Three Good Size Bedrooms -  
Shower Room - Single Garage - Driveway - Gardens to  
three sides of the property.**

A well proportioned, three bedroom detached bungalow situated in a popular private road just a short stroll from Heathfield High Street and with Waitrose even closer. Accommodation features three good size bedrooms, shower room, two interlinking reception rooms, utility room and private gardens to three sides of the property. **NO ONWARD CHAIN.**

## **ENTRANCE HALL:**

Thermostat, radiator, access to the loft with pull down ladder.

## **SITTING ROOM:**

Triple aspect with double glazed windows and double glazed sliding patio doors, coved ceiling, radiators, stone fire surround with gas fire.

Opening into:

## **DINING ROOM:**

Double glazed window, radiator, coved ceiling.

## **KITCHEN:**

Range of matching wall and base cupboards, granite worktop with inset 1.5 bowl stainless steel sink, inset four-burner gas hob, built-in double oven, space for fridge, double glazed windows, radiator, part-tiled walls.



**UTILITY ROOM:**

Wall mounted gas-fired boiler, space for washing machine, double glazed door leading to the garden.

**BEDROOM 1:**

Double glazed window, radiator, built-in wardrobe.

**BEDROOM 2:**

Double glazed window, radiator, coved ceiling.

**BEDROOM 3:**

Dual aspect with double glazed window, radiator, coved ceiling.

**SHOWER ROOM:**

Double glazed window, WC, pedestal wash basin, tiled wall, large shower cubicle.

**EXTERNALLY**

A driveway to the front provides parking and leads to a single, detached garage with up and over door, power and light. Further gardens to the side and rear are mainly laid to lawn with mature shrubs and hedging and a paved patio, timber storage sheds and greenhouse. Side gate, outside lights.

**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.



**VIEWING:**

By appointment to Wood & Pilcher on 01435 862211.

**TENURE:**

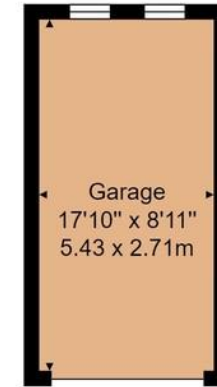
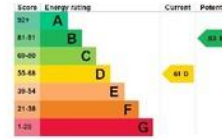
Freehold

**COUNCIL TAX BAND:**

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**AGENTS NOTE:**

We understand there is an annual payment required for the upkeep of the private road, which the owner advises is approximately £125 per annum.



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 obtained. 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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Bungalow Approx. Gross Internal Area 944 sq. ft / 87.7 sq. m  
Garage Approx. Internal Area 158 sq. ft / 14.7 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.