



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Retirement Apartment for Over 60's
- Dual Aspect Sitting Room
- Security Entry Phone System
- Communal Gardens
- Residents Parking Area
- NO ONWARD CHAIN

Station Road, Heathfield

GUIDE PRICE £60,000 - £69,950

woodandpilcher.co.uk



13 Davenport Park, Station Road, Heathfield, East Sussex, TN21 8LE

A top (2nd) floor retirement apartment for the over 60's conveniently situated just a few hundred metres from Heathfield High Street and with the local Waitrose even closer. The apartment block is serviced with lifts and features a communal lounge and laundry room, attractive communal gardens, and residents parking. The apartment is situated in a corner position with a bright dual aspect sitting room, spacious bedroom with fitted wardrobes, shower room and kitchen. **NO ONWARD CHAIN.**

ENTRANCE HALL:

Wall mounted electric storage heater. Built in airing cupboard housing the hot water cylinder. Security entry phone and emergency pull cord.

SITTING ROOM:

Dual aspect with double glazed windows to the side and rear overlooking the mature gardens. Wall mounted electric storage heater. Emergency pull cord.

KITCHEN:

Double glazed window. Range of matching wall and base cupboards. Marble effect worktop with inset stainless-steel sink.



Space for cooker, washing machine and fridge freezer. Part tiled walls.

SHOWER ROOM:

Large shower cubicle with electric Triton shower. WC (not currently working). Vanity unit with wash hand basin and cupboards under. Electric chrome heated towel rail. Tiled walls. Wall mounted Dimplex electric heater. Emergency pull cord.

BEDROOM:

Double glazed windows enjoying far reaching views towards the South Downs. Range of fitted wardrobes with bed recess and cupboards over. Dressing table with drawers and further built-in wardrobe.

EXTERNALLY:

The property benefits from COMMUNAL areas of garden, lounge and PARKING to the rear for residents & visitors. There is also a gate giving access to the rear into the free car park that adjoins Sainsbury's supermarket.

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 approximately 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes' drive respectively.

COUNCIL TAX BAND: B

TENURE:

LEASEHOLD. Lease: 99 years from 1986.

Service charge currently £3,345.42 paid half yearly instalments (£1672.71).

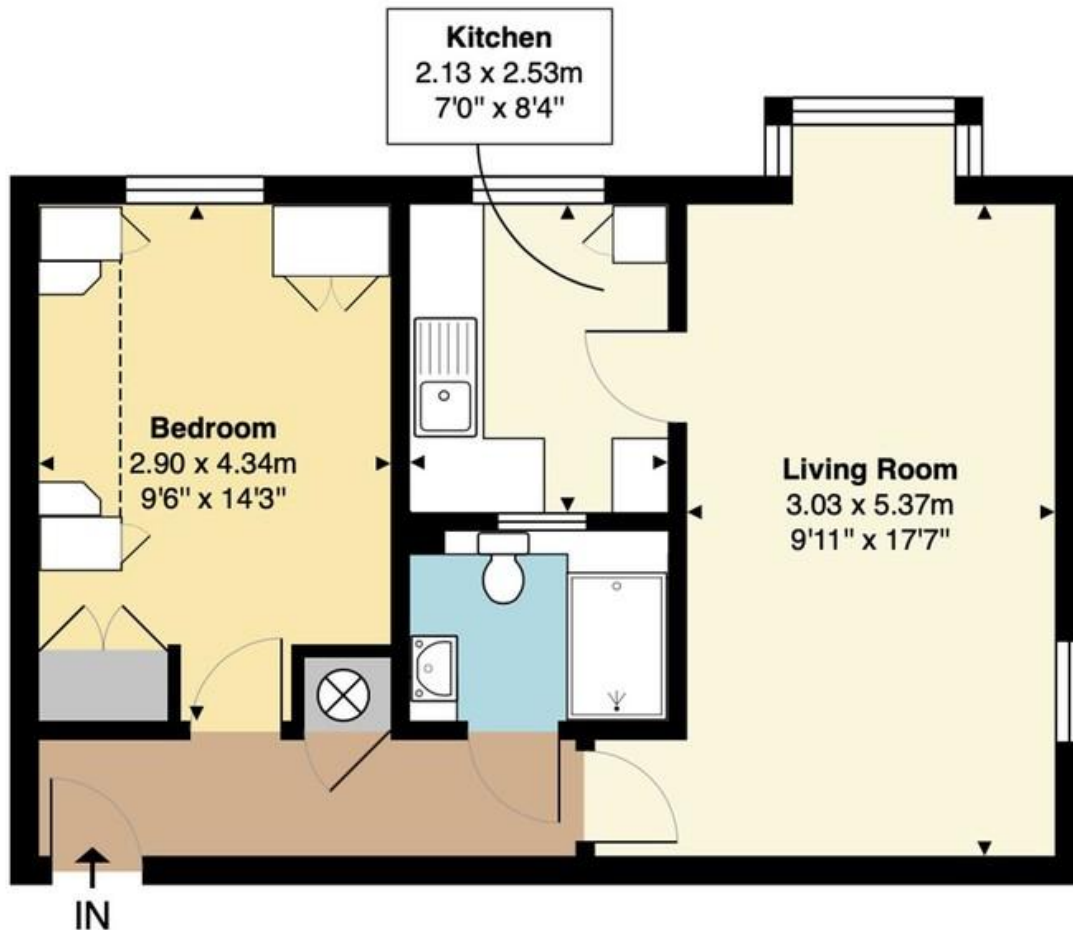
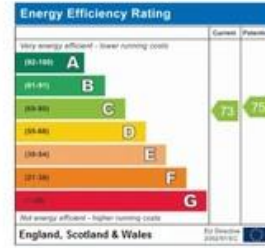
Ground rent currently £326 pa.

We recommend that you speak to your legal adviser to confirm the above.

VIEWING:

By appointment with Wood & Pilcher 01435 862211





**Gross Internal Floor
Area Approx
494 sq ft (45.8 sq m)**

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant 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 or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

