



PAGES CLOSE
HEATHFIELD - £495,000



WOOD & PILCHER
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11 Pages Close

Heathfield, East Sussex, TN21 0UZ

**Entrance Hall - Cloakroom - Sitting Room - Dining Room -
Kitchen - Utility Room - Split Staircase to First Floor
Landings - Four Double Bedrooms - Family Bathroom - En-
suite Bathroom - Garage - Own Driveway - Low
Maintenance Lawned Garden.**

A well presented and extended detached four double bedroom family home situated in a popular cul-de-sac location approximately half a mile from Heathfield town centre. The accommodation features inter-linking sitting and dining rooms, utility room and downstairs cloakroom plus two bathrooms. There is parking on the driveway for one car plus a single garage and lawned garden to the rear. The property also benefits from solar panels.

ENTRANCE HALL:

Leaded-light double glazed front door with side windows, wood flooring, radiator, under stairs storage cupboard, built-in storage/cloaks cupboard.

CLOAKROOM:

WC, wash basin with cupboard under, tiled floor and walls, heated chrome towel rail, double glazed window.

SITTING ROOM:

Double glazed windows in oriel bay, coved ceiling, radiator.
Glazed double doors leading to:

DINING ROOM:

Double glazed windows and double glazed door leading to the rear garden, coved ceiling, radiator.



KITCHEN:

Range of white-fronted matching wall and base cupboards, part-tiled walls, double glazed window overlooking the rear garden, built-in double oven, integrated slim-line dishwasher.

UTILITY ROOM:

Double glazed window and double glazed door leading to the garden, laminate worktop with inset stainless-steel sink, cupboards under and matching wall cupboard, space for upright fridge freezer and washing machine, radiator, quarry tiled floor, recently replaced wall mounted Worcester boiler.

STAIRS:

Half-landing and split staircase leading to the first floor, double glazed window.

BEDROOM 4:

Double glazed window, radiator.

SECOND LANDING:

Airing cupboard housing the hot water cylinder with slatted shelves above, access to the loft.

BEDROOM 1:

Double glazed windows, range of fitted wardrobes with bed recess between and cupboards over, fitted dressing table with drawers, radiator.

EN-SUITE BATHROOM:

Twin wash basins with cupboards under, WC, corner bath, shower cubicle with Aqualisa shower, tiled walls, double glazed window.

BEDROOM 2:

A large double bedroom, double glazed windows overlooking the rear garden, fitted wardrobes with sliding doors, radiator.

BEDROOM 3:

Double glazed window, radiator.



BATHROOM:

Double glazed window, pedestal wash basin, panelled bath with shower over and fitted glass shower screen, tiled walls, electric shaving point, WC.

EXTERNALLY:

The property is approached via its own driveway leading to a single garage with up and over door, power and light. The rear garden is mainly laid to lawn with paved patio area and shrub borders.

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 with Wood & Pilcher 01435 862211

TENURE: Freehold.

COUNCIL TAX BAND: E

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

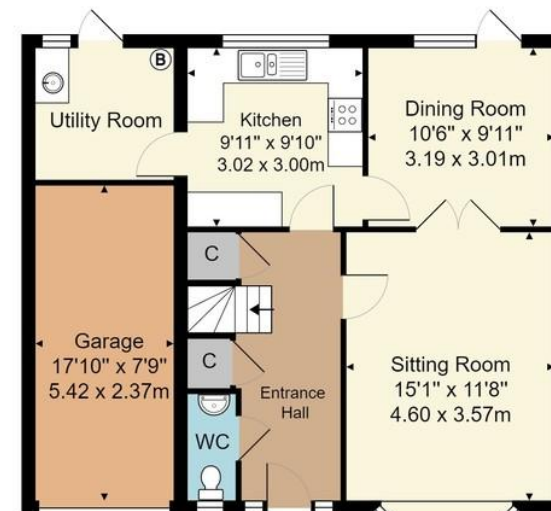


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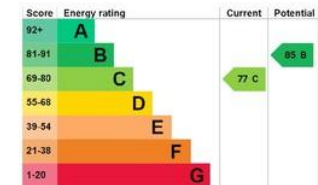
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First Floor



Ground Floor



House Approx. Gross Internal Area 1343 sq. ft / 124.7 sq. m
Approx. Gross Internal Area (Incl. Garage) 1497 sq. ft / 139.1 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.