



NURSERY WAY
HEATHFIELD - £495,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

15 Nursery Way

Heathfield, TN21 0UW

Enclosed Porch - Entrance Hall - Family Bathroom - Lower Level Landing - Four Double Bedrooms - Upper Level Galleried Landing - Kitchen/ Breakfast Room - Dining Room - Sitting Room - Wrap Around Balcony Overlooking Garden and Fields Beyond - Single Garage - Own Driveway Providing Additional Parking - Secluded Garden

A spacious four double bedroom detached (upside down) family home situated in a cul-de-sac location a short walk from Heathfield Town Centre and featuring a spacious dining room and sitting room on the first floor, wrap around balcony with stunning outlook across the garden and fields beyond. Kitchen/breakfast room, bathroom plus shower room. The property comes with a one seventh share of the large field to the rear. **NO ONWARD CHAIN.**

ENCLOSED PORCH:

Sliding double glazed front door and further double glazed inner door.

ENTRANCE HALL:

Door to the garage.

BATHROOM:

P-shaped panel enclosed bath with thermostatic shower and curved glass shower screen, corner WC, wash basin, double glazed window, heated chrome towel rail, tiled floor and walls, inset spotlights.

Stairs down to the lower level landing:

LOWER LEVEL LANDING:

Radiator, coved ceiling. Walk-in airing cupboard housing the hot water cylinder with slatted shelves above.

BEDROOM 1:

Double glazed windows overlooking the rear garden, coved ceiling, radiator, fitted double wardrobe with mirror-fronted sliding doors.

BEDROOM 2:

Dual aspect with double glazed window and double glazed French doors opening onto the garden. Fitted double wardrobe, coved ceiling, inset spotlights, radiator.



BEDROOM 3:

Double glazed window overlooking the rear garden, radiator, coved ceiling, fitted double wardrobe with mirror-fronted sliding doors.

BEDROOM 4:

Double glazed window, radiator, fitted double wardrobe with mirror-fronted sliding doors.

Stairs from the entrance hall with wooden handrails and glass balustrade leading to:

GALLERIED LANDING:

Double glazed window, coved ceiling, inset spotlights, access to the loft.

KITCHEN/BREAKFAST ROOM:

White-fronted matching wall and base cupboards, laminate worktop with inset 1.5 bowl ceramic sink, inset electric hob with filter hood above, built-in double oven, space for dishwasher, fridge freezer and washing machine, tiled walls, inset spotlights, area for breakfast table, wood-effect flooring, dual aspect with double glazed windows and double glazed sliding patio doors leading onto the wrap around balcony overlooking the gardens and field beyond.

DINING ROOM:

Dual aspect with double glazed windows overlooking the garden and field beyond, radiator, coved ceiling, inset spotlights, serving hatch from the kitchen. Archway leading to:

SITTING ROOM:

Dual aspect with double glazed windows to the front and double glazed sliding patio doors leading to the wrap around balcony, coved ceiling, inset spotlights, fitted shelving with cupboards under, radiator, gas fired wood effect burner.

SHOWER ROOM:

WC, washbasin with cupboards under, shower cubicle with electric MIRA shower, heated chrome towel rail, inset spotlights, coved ceiling, double glazed window, tiled floor.

WRAP AROUND BALCONY:

Spacious area for seating and enjoying the fantastic outlook across the garden and field beyond. The field is owned by the Tilsmore Residents Association of which a one seventh share comes with the property.

EXTERNALLY:

The property is approached via a brick-set driveway providing parking for two/three vehicles and leads to a single garage with up and over door, power, light and a personal door leading to the rear garden. The rear garden features a large paved patio area, lawn, mature shrubs and hedging.



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:

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AGENTS NOTE 1:

The garden for 15 Nursery Way stops at the brick steps leading downwards at the rear of the garden and the area beyond is owned by the Tilsmore Residents Association. Number 15 has temporary permission to use this section.

AGENTS NOTE 2:

We understand that there is a cost for Public Liability Insurance for the land to the rear of the property, which is split seven ways between shareholders. The premium payable in 2023 was £22.50 per shareholder.

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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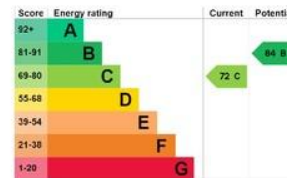


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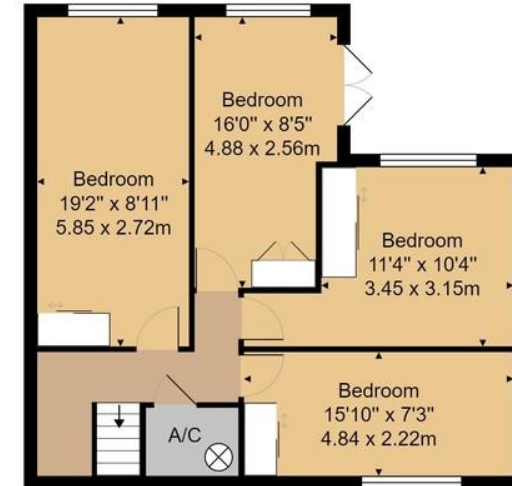


First Floor



House Approx. Gross Internal Area
1425 sq. ft / 132.4 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1595 sq. ft / 148.1 sq. m



Ground Floor

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.