



LANSDOWNE VILLAS, HAILSHAM ROAD  
HEATHFIELD - £425,000



Sales, Lettings, Land & New Homes



# 6 Lansdowne Villas

Hailsham Road,  
Heathfield, TN21 8AB

**Enclosed Porch - Entrance Hall - Cloakroom - Sitting Room  
- Dining Room / Kitchen - First Floor Landing - Family  
Bathroom - Two Double Bedrooms - En-Suite Shower  
Room - Stairs to Second Floor Landing - Two Further  
Double Bedrooms - Garden - Parking Area**

A spacious four double bedroom end of terrace character property built circa 1900 and being conveniently situated approximately half a mile from Heathfield town centre. The property is arranged over three floors and features a sitting room with open fire, split level kitchen and dining room, family bathroom plus en-suite shower room, good size garden and parking for two cars. **NO ONWARD CHAIN.**

#### **ENCLOSED PORCH:**

Quarry tiled floor.

#### **ENTRANCE HALL:**

Wood-effect flooring, radiator, part-glazed wooden front door, fitted cupboards housing electric meter. Under stairs storage cupboard and hanging space.

#### **CLOAKROOM:**

WC, wash basin, wood-effect flooring, part-tiled walls, double glazed window.

#### **SITTING ROOM:**

Double glazed windows in bay, feature open fire replace with wooden surround and slate hearth, coved ceiling, fitted storage cupboard.

#### **DINING ROOM / KITCHEN:**

Split level kitchen and dining room. The dining room features wood-effect flooring, radiator, double glazed window overlooking the rear garden, feature panel-effect walls, built-in storage cupboard and shelving with leaded light glazed doors, coved ceiling, steps down to:



**KITCHEN AREA:**

Range of cream-fronted matching wall and base cupboards, wood block worktop with inset 1.5 bowl stainless steel sink, space for slimline dishwasher and range-style cooker, part-tiled walls, tiled floor, double glazed window and double glazed door leading to the rear garden.

**STAIRS:**

Leading to the first floor landing.

**FAMILY BATHROOM:**

Panel enclosed bath with chrome mixer taps and hand-held shower attachment, separate shower cubicle with the mostatic shower, WC, wash basin with cupboards under, radiator, double glazed window, inset spotlights, heated chrome towel rail, linen cupboard with plumbing for washing machine and shelving above.

**BEDROOM ONE:**

A bright spacious room with double glazed windows, radiator, full length range of white-fronted wardrobes with drawers, feature panel-effect to one wall.

**EN-SUITE SHOWER ROOM:**

Corner shower cubicle with the mostatic shower, WC, vanity unit with wash basin and cupboards under, tiled floor, double glazed window, inset spotlights.

**BEDROOM TWO:**

Double glazed windows overlooking the rear garden and with views across the townscape, radiator.

**STAIRS TO THE SECOND FLOOR LANDING:**

Double glazed window, storage cupboard.

**BEDROOM THREE:**

Double glazed window with far reaching views across the townscape and towards the South Downs, radiator.

**BEDROOM FOUR:**

Double glazed window, radiator, eaves storage space, inset spotlights.

**EXTERNALLY:**

The rear garden has been landscaped and features a raised timber decked area, lawn, brick-set pathway, outside water tap and side gate. A brick built storage shed with power, light and water and a rear gate leading to the parking area with space for two cars.



### 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 grammars 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:** C

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



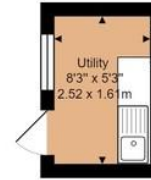
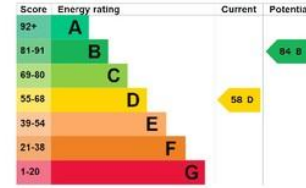
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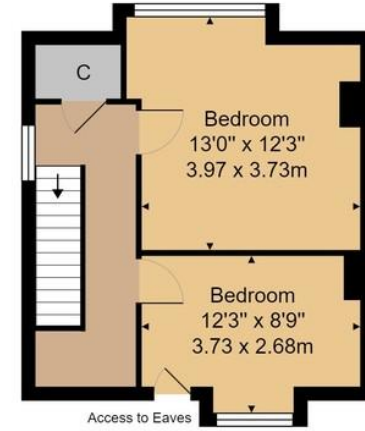
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Outbuilding



Second Floor



Ground Floor



First Floor

House Gross Internal Area 1427 ft<sup>2</sup> ... 132.5 m<sup>2</sup> (excluding outbuilding)

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.