



ROBINS NEST,
CROSS IN HAND HEATHFIELD - £835,000



**WOOD &
PILCHER**
Sales, Lettings, Land & New Homes

Robins Nest

Cross In Hand
Heathfield, TN21 0LS

**Spacious Entrance Hall - Cloakroom - Sitting Room - Good Size Kitchen/Dining Room - Separate Utility Room
Principal Bedroom with En Suite Shower Room - Guest Bedroom with En Suite Shower Room - Family Bathroom
Two Further Bedrooms - Private Gardens - Off Road Parking and Double Carport & Store Room**

A brand new 4 bedroom detached family home built by Mid Sussex Homes Limited. Designed to a high standard and conveniently situated approximately a mile and a half from Heathfield Town Centre. The property offers a high quality shaker style kitchen/dining room with appliances and utility room, a pleasant dual aspect sitting room and a downstairs wc. To the first floor are two bedrooms both with en suite facilities and a separate family bathroom. To the second floor are two further bedrooms both with eaves storage space. Externally are the benefits of enclosed private gardens, double carport with store room and off road parking.

ENTRANCE HALL:

Staircase leading to both floors, airing cupboard and doors to:

WC:

WC and wash hand basin.

SITTING ROOM:

A spacious dual aspect room with wooden flooring, tv/network cabling point and three excellent size windows.

KITCHEN:

An extremely well designed Shaker style kitchen fitted with a range of wall, base and drawer units with stainless steel handles and tile stone worktops



incorporating a Butler sink. Neff appliances include a built-in oven, induction hob, microwave, integrated dishwasher and a large American style fridge/freezer. In addition is a dining area with patio doors to the garden.

UTILITY ROOM:

Continuation of shaker style units with sink with drainer, space for a washer/dryer and door to garden.

FIRST FLOOR LANDING:

Cupboard, window and doors to:

PRINCIPAL BEDROOM:

Built-in wardrobe, window and door into:

EN SUITE SHOWER ROOM:

Matching suite comprising a low level WC, vanity unit, shaver point, walk in shower, heated towel rail, fully tiled walls & floor and window.

GUEST BEDROOM:

Built-in wardrobe, window and door to:

EN SUITE SHOWER ROOM:

Matching suite comprising a low level WC, vanity unit, shaver point, walk in shower, heated towel rail, fully tiled walls & floor and window.

FAMILY BATHROOM:

Matching suite comprising of a low level WC, vanity unit, separate bath, shaver point, heated towel rail, fully tiled walls & floor and window.

SECOND FLOOR LANDING:

Storage cupboard and doors to:

BEDROOM:

Eaves storage and window.

BEDROOM:

Eaves storage and window.

OUTSIDE:

Double five bar gate opens to a driveway with double carport and store room which could be used as a home office or gym. Adjacent to the property is a well appointed patio with the remainder of the garden being predominately laid to lawn.



SITUATION:

The property is situated within the popular Sussex village of Cross in Hand that provides a well regarded local bakery, village pub, service station with general shop, hair dressers, health and fitness country club, tennis, rugby and bowls club. The thriving market town of Heathfield is only approximately five minutes drive to the East 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 and 8 miles distant respectively, both providing a service of trains to London in just over the hour. There is a bus service at the end of the road providing links to Uckfield, Tunbridge Wells and Eastbourne. 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 30 minutes drive respectively.

COUNCIL TAX BAND:

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TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher 01892 511211

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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Tel: 01892 511211

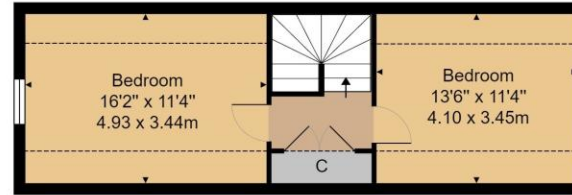
Email: tunbridgewells@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

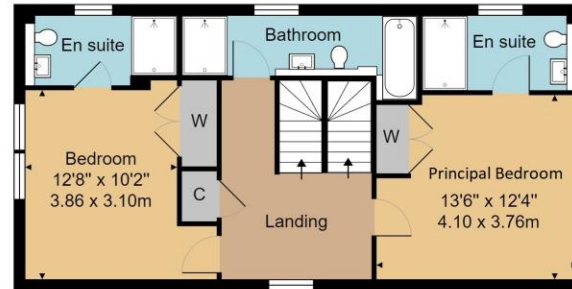
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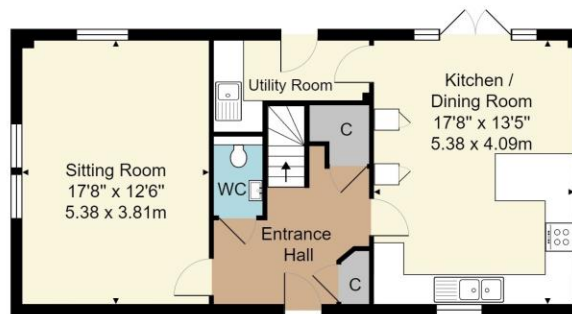
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



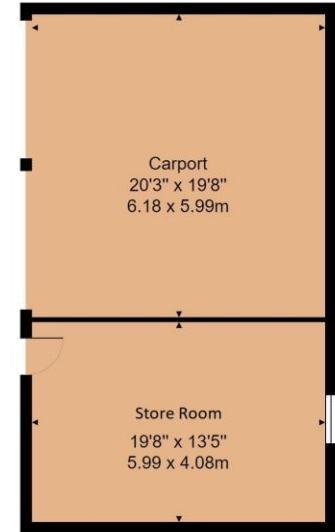
Second Floor



First Floor



Ground Floor



Area: 668 ft² ... 62.1 m²

House Approx. Gross Internal Area 1725 sq. ft / 160.3 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.