

FIX-IT
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MULBERRY WAY
HEATHFIELD - £280,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

WOOD & PILCHER
FOR SALE

27 Mulberry Way

Heathfield, TN21 8YN

**Entrance Hall - Sitting Room - Kitchen - First Floor Landing
- Two Double Bedrooms - Bathroom - Gardens To The
Front Side & Rear - Single Detached Garage.**

A well proportioned, two bedroom end of terrace home in need of modernisation throughout. The property set on the popular 'Green Lane' development and features gardens to the front and rear, own driveway and garage to the side, small enclosed garden, two double bedrooms and an opportunity to create a fantastic home. NO ONWARD CHAIN.

ENTRANCE HALL:

Coved ceiling, UPVC double glazed front door, under stairs storage cupboard.

SITTING ROOM:

Dual aspect with double glazed windows, radiator.

KITCHEN:

Range of wooden matching wall and base cupboards, laminate worktop with inset 1.5 bowl stainless steel sink, inset four burner gas hob with oven under and filter hood above, space for washing machine and upright fridge freezer, breakfast bar, radiator, tiled floor, double glazed windows and double glazed door leading to the rear garden.

STAIRS LEADING TO:

FIRST FLOOR LANDING:

Coved ceiling, double glazed window, radiator.



BEDROOM ONE:

Double glazed window overlooking the rear garden and woodland beyond, coved ceiling, radiator, access to the loft.

BEDROOM TWO:

Double glazed window to the front, coved ceiling, radiator.

BATHROOM:

Tiled floor and walls, P-shaped bath with electric shower over and fitted glass shower screen, WC, corner pedestal wash basin, heated chrome towel rail, cupboard housing the boiler and hot water cylinder.

EXTERNALLY:

Lawned area to the front and side, enclosed rear garden with paved patio area. Outside water tap. A single detached garage to the side with own driveway providing additional parking

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

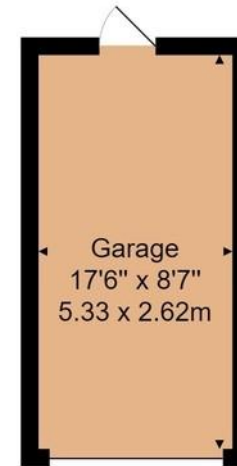
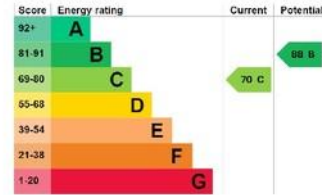
TENURE:

Freehold

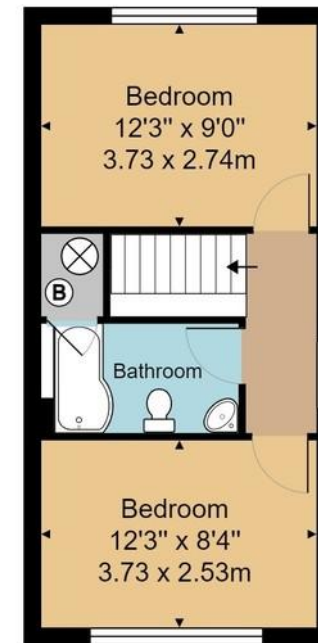
COUNCIL TAX BAND:

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Ground Floor



First Floor

House Approx. Gross Internal Area 654 sq. ft / 60.7 sq. m
Garage Approx. Internal Area 150 sq. ft / 14.0 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.

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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