



LITTLE FIRS, FIRGROVE ROAD  
CROSS IN HAND - £650,000



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



# Little Firs

Firgrove Road, Cross In Hand,  
Heathfield, TN21 0SX

**Reception Hall - Two Bedrooms -Sitting Room -  
Kitchen/Breakfast Room - Dining Room - Conservatory -  
Landing - Further Bedroom - Mature Gardens Extending To  
Just Over A Quarter Of An Acre - Double Garage**

An attractive three bedroom detached chalet bungalow enjoying views across fields and countryside and being situated approximately two miles from Heathfield Town Centre. The accommodation features three double bedrooms, a ground floor bathroom, two reception rooms plus a conservatory and a spacious kitchen/breakfast room. The gated entrance provides access to a spacious driveway leading to a double garage. **NO ONWARD CHAIN.**

## **RECEPTION HALL:**

UPVC part double-glazed front door, coved ceiling, inset spotlights, radiator.

## **SITTING ROOM:**

Dual aspect with double-glazed windows overlooking the garden, radiators, feature brick fireplace with brick hearth and wooden mantle, coved ceiling.

## **DINING ROOM:**

Wooden flooring, coved ceiling, radiator. Double glazed doors leading to:

## **CONSERVATORY:**

Double glazed windows and doors overlooking the garden and fields beyond, radiator, fitted blinds.





**KITCHEN/BREAKFAST ROOM:**

Dual aspect with double glazed windows overlooking the garden and fields beyond and double glazed door to the side, range of wooden fronted matching wall and base cupboards, wood block worktops with inset 1.5 bowl stainless steel sink, inset electric hob with filter hood above, space for washing machine and dishwasher, floor standing oil-fired boiler, radiators.

**SHOWER/WET ROOM:**

Thermostatic shower with drencher head and hand-held attachment, glass shower screen, WC, wash basin with drawers under, fitted cupboards, tiled floor and walls, heated chrome towel rail, double glazed window, inset spotlights, extractor fan.

**BEDROOM ONE:**

Double-glazed picture window overlooking the garden, radiator, full length range of built-in wardrobes.

**BEDROOM TWO:**

Dual aspect with double-glazed windows overlooking the garden and fields beyond, radiator.

**STAIRS:**

Leading to:

**FIRST FLOOR LANDING:**

Access to the loft space, double-glazed roof window.

**BEDROOM THREE:**

Double-glazed windows with views across fields, radiator, double glazed roof window, access to the loft.

**EXTERNALLY:**

The property is approached via a double five-bar wooden gate with brick set driveway leading to a **double garage** with electric roller door and personal door to the side. There are mature gardens surrounding the property with lawned areas and a variety of shrubs and trees, patio areas, pond, timber sheds and greenhouse. Views across adjacent fields.





### 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, 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. 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.

### VIEWING:

By appointment with Wood & Pilcher 01435 862211

### TENURE:

Freehold

### COUNCIL TAX BAND:

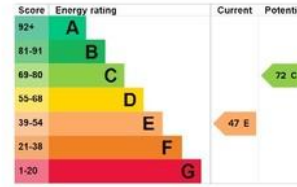
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Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have 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

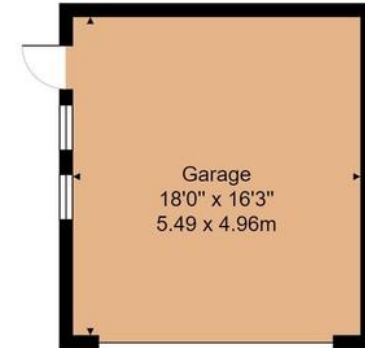


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First Floor



Ground Floor

House Approx. Gross Internal Area 1559 sq. ft / 144.8 sq. m  
Garage Approx. Internal Area 293 sq. ft / 27.2 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.