



CENTENARY DRIVE
HEATHFIELD - £400,000



9 Centenary Drive

Heathfield, TN21 0FR

Entrance Hall - Downstairs Cloakroom - Lounge/Diner - Modern Kitchen/Breakfast Room - First Floor Landing - Master Bedroom With En-Suite Shower Room - Sitting Room/Bedroom Four - Second Floor Landing - Two Further Bedrooms - Family Bathroom - Landscaped Garden - Single Garage & Driveway To The Front

A beautifully appointed three/four-bedroom Town House arranged over three floors and enjoying an outlook to the front across woodland, yet only approximately 1/3 of a mile from Heathfield High Street and is offered for sale with the remainder of the 10-year NHBC Warranty. The accommodation features a modern kitchen/breakfast room with some integrated appliances, the versatility of three or four bedrooms depending on requirements, with a large room on the first floor that could be either a spacious sitting room or large bedroom. There are landscaped gardens to the rear and a good size single garage with driveway to the front providing additional parking. The property is just a short walk from the Millennium Woods.

ENTRANCE HALL:

Wood-effect flooring, under stairs storage cupboard, radiator.

CLOAKROOM:

Double-glazed window, WC, pedestal wash basin with tiled splash back, tiled floor and part-tiled walls, extractor fan.

LOUNGE/DINER:

Double-glazed windows and double-glazed French doors opening onto the garden, wood-effect flooring, radiators.

KITCHEN/BREAKFAST ROOM:

Range of grey gloss-fronted matching wall and base cupboards, laminate worktop with inset four-burner gas hob with double oven under and stainless steel filter hood above, inset 1.5 bowl stainless steel sink, integrated dishwasher and washing machine, space for upright fridge-freezer, double-glazed window, part-tiled walls, inset spotlights, extractor fan, radiator.



STAIRS:

Leading to:

FIRST FLOOR LANDING:**SITTING ROOM/BEDROOM FOUR**

A versatile room which can either be used as a large bedroom or additional reception room, double-glazed windows overlooking the garden, radiators.

BEDROOM ONE:

Double-glazed window overlooking woodland, radiator.

EN-SUITE SHOWER ROOM:

Shower cubicle with the rmostatic shower, WC, pedestal wash basin, heated towel rail, tiled floor and part-tiled walls, double-glazed window, inset spotlights, extractor fan.

STAIRS:

Leading to:

SECOND FLOOR LANDING:

Access to the loft, airing cupboard housing the pressurised hot water cylinder with slatted shelves above.

BEDROOM TWO:

Double-glazed window overlooking woodland, radiator, built-in storage cupboard.

BEDROOM THREE:

Two Velux double-glazed roof windows with integrated blinds, radiator.

FAMILY BATHROOM:

Double-glazed Velux roof window, white suite comprising WC, pedestal wash basin, panel enclosed bath with chrome mixer taps and shower attachment plus glass shower screen, tiled floor and walls, heated towel rail.

OUTSIDE:

The landscaped garden provides a spacious paved patio with raised flower beds, a lawn area with further shrub borders and a second patio area. There is a single garage with up-and-over door, power and light with a personal door leading to the rear garden and a driveway to the front 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 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:

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AGENTS NOTE:

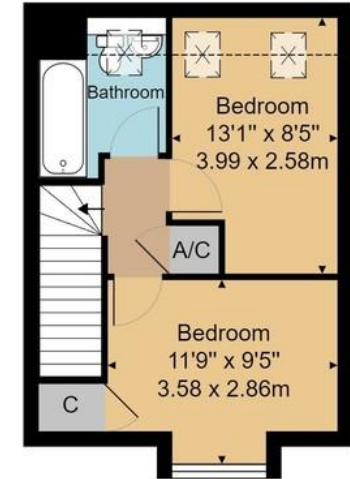
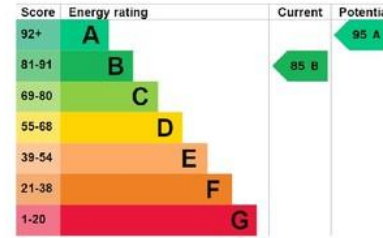
We understand the Management Fee for the upkeep of communal areas was £220.21 for the period 01/10/23 - 30/09/24.

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

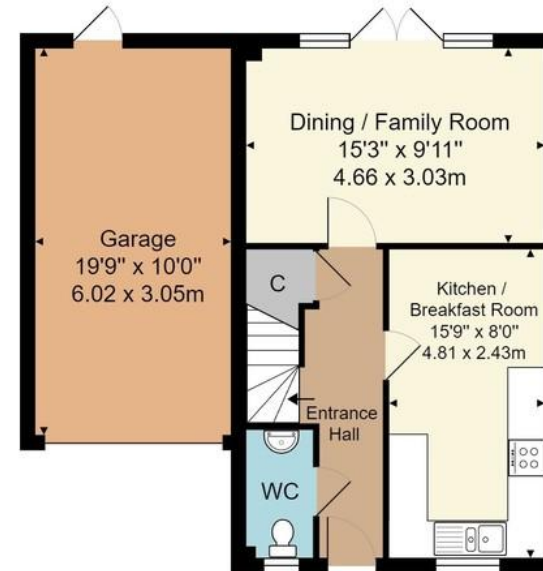


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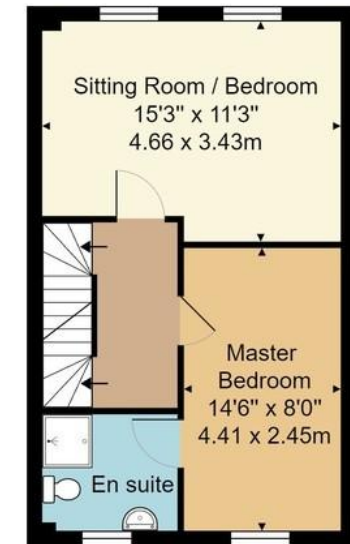
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
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Second Floor



Ground Floor



First Floor

House Approx. Gross Internal Area 1128 sq. ft / 104.8 sq. m
Approx. Gross Internal Area (Incl. Garage) 1341 sq. ft / 124.6 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.