



4 WHITECHAPEL ROW  
THREE CUPS, HEATHFIELD - £350,000



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

# 4 Whitechapel Row

Three Cups, Heathfield, East Sussex, TN21 9LR

**Enclosed Porch - Sitting Room With Inglenook Fireplace - Dining Room - Kitchen - Remodelled Shower Room - Bedroom - Further Bedroom/Reception Room - Stairs To The First Floor Landing - Two Further Double Bedrooms**

A four bedroom end-of-terrace Victorian cottage situated in the small Hamlet of Three Cups. The accommodation offers versatile accommodation with a charming Inglenook fireplace in the sitting room, a separate dining room and kitchen, remodelled ground floor shower room and fourth bedroom/reception room depending on requirements. Outside there is a secure enclosed garden area and substantial timber Studio/Gym/Store. There is parking to the front of the property and Heathfield Town Centre is approximately three miles away. **NO ONWARD CHAIN.**

## **ENCLOSED PORCH:**

Door into porch with a further door leading to:

## **SITTING ROOM:**

Wood-effect flooring, Inglenook fireplace with wood burning stove, exposed beams and brick walls.

## **DINING ROOM:**

Wood-effect flooring, beamed ceiling. Opening into:

## **KITCHEN:**

Dual aspect, range of light wood effect matching wall and base cupboards, laminate worktops, space for washing machine, cooker, fridge freezer.

## **RECEPTION ROOM/BEDROOM FOUR:**

Dual aspect with views across the garden, wood burning stove.



**BEDROOM THREE:**

Window overlooking the garden, wood-effect flooring.

**REMODELLED SHOWER ROOM:**

Double-glazed window, WC, wash basin, heated towel rail, modern tiling, walk-in shower with tile-effect flooring and tiled walls.

**REAR PORCH:**

Brick built porch leading to the outside.

**STAIRS:**

Wooden stairs leading to:

**FIRST FLOOR LANDING:****BEDROOM ONE:**

Double bedroom, fitted cupboards and wooden desk, exposed beams, original Victorian fireplace (not in use), views across fields and woodland.

**BEDROOM TWO:**

Double bedroom, exposed beams, views across the garden and woodland beyond.

**OUTSIDE:**

Secure, lawned garden with covered patio and fire pit with seating, modern timber gym/studio/store with tiled flooring, power and light and segregated areas for garden and general storage. A side gate gives access to the front of the property where there is an area for parking.



### SITUATION:

The property is most pleasantly situated just a short distance from the popular village of Punnetts Town which enjoys a well-regarded Primary School with the market town of Heathfield being reached within five minutes' drive. In general, the market town of Heathfield provides a 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 Etchingham and Stonegate are approximately 9 miles distance, 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 distance with the larger coastal towns of both Hastings and Eastbourne being reached within approximately 30 and 45 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 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



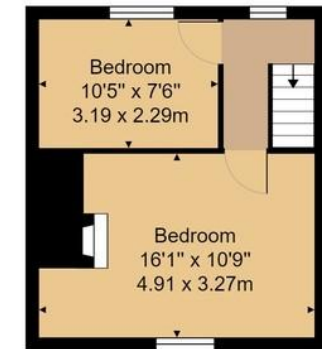
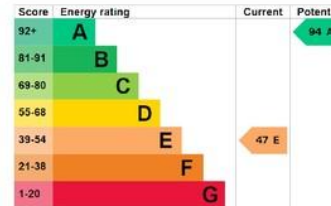
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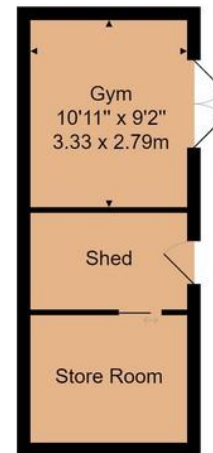


House Approx. Gross Internal Area  
1010 sq. ft / 93.8 sq. m

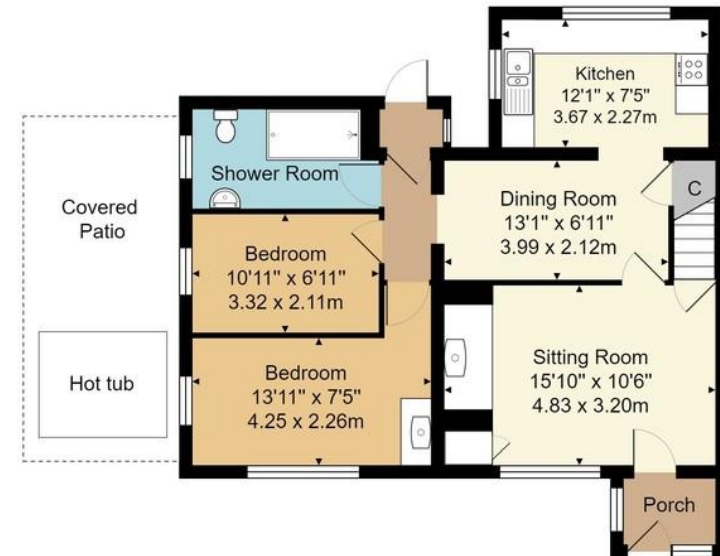
Outbuilding Approx. Internal Area  
226 sq. ft / 21.0 sq. m



First Floor



Outbuilding



Ground Floor

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.