



LYMEWOOD, TILSMORE ROAD
HEATHFIELD - £550,000



WOOD & PILCHER
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Lymewood, Tilsmore Road

Tilsmore Road, Heathfield, TN21 0XT

Entrance Porch - Entrance Hall - Sitting Room - Dining Room - Study - Kitchen/Breakfast Room - Cloakroom - Four Bedrooms - Bathroom - Garage - Driveway - Enclosed Rear Garden - Greenhouse - VIEWING RECOMMENDED.

A mature, spacious four bedroom, three reception room semi-detached property with its own garage and driveway situated in the popular Tilsmore Road area just a short walk from Heathfield High Street and its amenities. The property offers a sitting room with open fire, dining room, study and kitchen/breakfast room with rear lobby/WC. To the first floor are four bedrooms and a bathroom, and there is an enclosed pretty garden to the rear.

ENTRANCE PORCH:

Double doors with outside coach-style light point into entrance porch with quarry tiled flooring and timber Georgian-style front door with inset leaded light glass panels.

ENTRANCE HALL:

Stairs to first floor landing. Radiator. Under stairs storage cupboard and range of doors to:

SITTING ROOM:

Leaded light bay window to front overlooking the garden. Wall light points. Attractive brick built open fireplace with cast iron grate and timber mantle and arched display niche to one side. Radiator. Further door leading to:

DINING ROOM:

Window to rear giving aspect to garden. Fitted shelving. Radiator.



KITCHEN/BREAKFAST ROOM:

A double aspect room with windows to side and rear. Kitchen Area - Range of timber edged worktops with matching cupboard and drawer units below incorporating space and fittings for oven with fitted extractor, space and plumbing for slimline dishwasher and washing machine. Inset 1.5 bowl sink and drainer. Space for fridge/freezer. Wall mounted gas fired central heating boiler. Breakfast Area - Useful fitted storage cupboard and shelving aside. Glazed timber door to rear lobby with pedestal wash basin. Window and door to garden. Radiator. Latch door to:

CLOAKROOM:

Obscure glazed window to rear. Half-height timber wall panelling and exposed brickwork. Radiator.

STUDY:

Double glazed leaded light window to front. Radiator.

FIRST FLOOR LANDING:

Spacious part galleried landing area with leaded light glazed window to front. Access to loft space. Door to airing cupboard housing hot water tank with slatted shelving and linen storage over. Radiator. Range of painted timber doors to:

BEDROOM ONE:

Leaded light glazed window to front. Radiator.

BEDROOM TWO:

Glazed window to rear. Fitted double wardrobe cupboard with linen storage over and a wash basin with cupboard under and tiled surround. Radiator.

BEDROOM THREE:

Leaded light window to front. Fitted storage cupboards and shelving. Radiator.

BEDROOM FOUR:

Window to rear. Modern fitted circular wash basin with marble-effect worktop and surround. Radiator.

BATHROOM:

Obscure glazed window to rear. Suite comprising low-level WC, pedestal wash basin, panelled bath with Mira shower unit over and tiled surround. Heated towel rail with in-built radiator. Shaving point.



OUTSIDE:

There is a gravel driveway to the FRONT of the property providing off-road parking plus raised areas of lawn, flower and shrub borders and mature trees. Access is available to a large garage with light and personal door to the rear. Gated access between the garage and the house leads to an enclosed REAR GARDEN with paved flagstone seating terrace, raised areas of lawn with flower and shrub borders, greenhouse, mature shrubs and trees, outside lighting and tap.

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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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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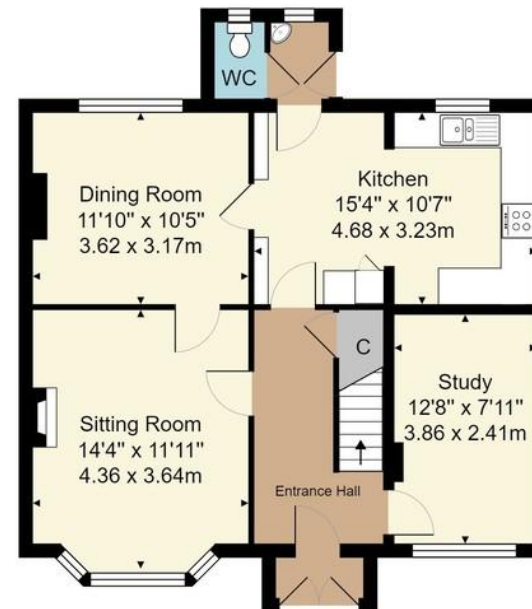
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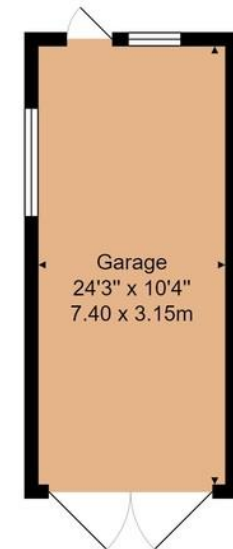
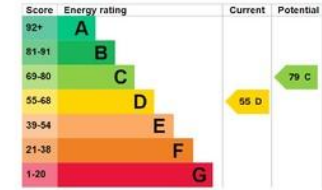
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First Floor



Ground Floor



House Approx. Gross Internal Area 1359 sq. ft / 126.2 sq. m
Garage Approx. Internal Area 251 sq. ft / 23.3 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.