



DONNA LEE
THREE CUPS, HEATHFIELD - £325,000



Donna Lee

Three Cups, Heathfield, East Sussex TN21 9PB

Sitting Room With Open Fire - Kitchen With Wood Burning Stove - Dining Room - Two Bedrooms - Bathroom - Storage Room/Utility - Garden Room/Store - Good Size Secluded Rear Garden

A detached two bedroom bungalow situated in the small Hamlet of Three Cups to the south of the village of Punnetts Town and about a ten-minute drive from the market town of Heathfield. The accommodation features a good size sitting room with open fire, kitchen with wood burning stove, two bedrooms and bathroom plus a utility/boiler room and further garden/store room. Externally there is a good size secluded garden to the rear. The property is offered to the market with NO ONWARD CHAIN.

SITTING ROOM:

Double glazed windows. Wood-effect flooring and beamed ceiling. Radiator,

KITCHEN:

Range of matching wall and base cupboards, slate-effect worktops with cupboards and drawers under. A cupboard housing the hot water cylinder with slatted shelves above. Inset 1.5 bowl stainless steel sink and space for cooker, washing machine and fridge. Part-tiled walls and tiled floors. Wood burning stove. Radiator.

DINING ROOM:

Double glazed window. Wood-effect flooring. Radiator with decorative cover.



BEDROOM ONE:

Double glazed window overlooking the rear garden. Wood-effect flooring. Radiator.

BEDROOM TWO:

Double glazed window. Wood-effect flooring. Radiator.

BATHROOM:

Panel enclosed bath with chrome mixer taps and hand-held shower, further electric shower over, pedestal washbasin. WC. Double glazed window. Part-tiled walls. Radiator,

STORAGE ROOM/UTILITY (ORIGINALLY GARAGE):

Stainless steel sink with cupboard under. Fitted worktop. Floor mounted oil-fired boiler.

GARDEN ROOM/STORE:

Double glazed windows overlooking the garden.

OUTSIDE:

A good size and secluded rear garden mainly laid to lawn with shrub borders and side access.

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

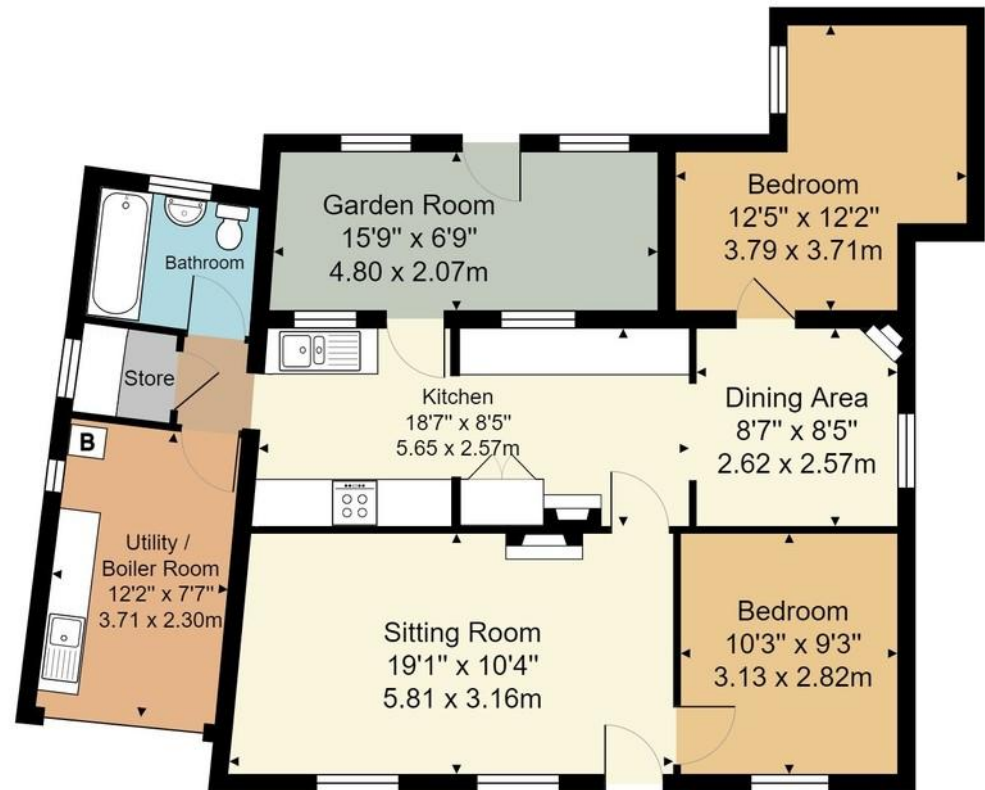
TENURE:

Freehold

COUNCIL TAX BAND:

C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 48 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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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Approx. Gross Internal Area 960 ft² ... 89.2 m²

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.