



COPPICE VIEW
HEATHFIELD - £315,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

17 Coppice View

Heathfield, East Sussex TN21 8YS

**Two Bedrooms - Entrance Hall - Sitting Room - Kitchen -
Bathroom - Attractive Gardens - Single Garage -
Completely Redecorated - New Carpet & Flooring
Throughout - New uPVC Double Glazed Windows & Doors
Throughout - Viewing Highly Recommended -
NO ONWARD CHAIN**

A beautifully appointed and much improved two bedroom semi-detached cottage-style modern home situated in this quiet cul-de-sac location on the favoured Green Lane development on the periphery of Heathfield. The property has been completely redecorated throughout and now offers a home ready for someone to simply move into. Benefits include new uPVC double glazed windows and doors throughout, modern kitchen and bathroom suites, two double bedrooms, pretty gardens to front and rear and a driveway with a single garage. NO ONWARD CHAIN.

ENTRANCE PORCH:

Covered vaulted timber entrance porch with uPVC cottage-style front door with inset glazed panel into:

ENTRANCE HALL:

Fitted doormat. Glazed panel door into:

SITTING ROOM:

Double aspect room with uPVC double glazed windows to front and side. Wall mounted central heating thermostat. Door to useful under stairs storage cupboard. Radiators. Glazed panel door into:



KITCHEN:

uPVC double glazed window and door to rear giving aspect to garden. Range of timber-effect worktops with inset stainless steel sink and drainer with mixer tap over. Matching wall and floor cupboards with drawer units below. Stainless steel brush-fronted oven/grill with Lamona four-ring gas hob and extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Timber-effect flooring. Localised tiling. Radiator.

STAIRS TO FIRST FLOOR LANDING:

Stained wood staircase. Recessed display arch. Access to loft space with pull-down loft ladder being boarded within. Doors to:

BEDROOM ONE:

uPVC double glazed windows to front. Radiator.

BEDROOM TWO:

uPVC double glazed window to rear with outlook over garden to trees. Radiator.

BATHROOM:

Obscure uPVC double glazed window to side. Fitted with a white suite with chrome-effect fittings and comprising low-level WC, washbasin inset into vanity unit with useful storage and display shelves to side. Panelled bath with mixer tap/shower attachment over and being tiled around. Further localised tiling. Wood-effect flooring. Door to airing cupboard housing hot water cylinder and gas-fired boiler. Radiator.

OUTSIDE FRONT:

The property benefits from an attractive garden with various stone/shingle flower and shrub borders. A paved pathway leads to the front door and also provides access to off-road parking and a SINGLE GARAGE with up-and-over door and power.

OUTSIDE REAR:

An attractive rear garden with paved flagstone patio terrace and areas of lawn, all being fence and hedge enclosed. Outside tap. Side access.



SITUATION:

Situated on a sought-after development on fringes of the market town of Heathfield with easy access to a popular local primary school. The town itself offers 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 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:

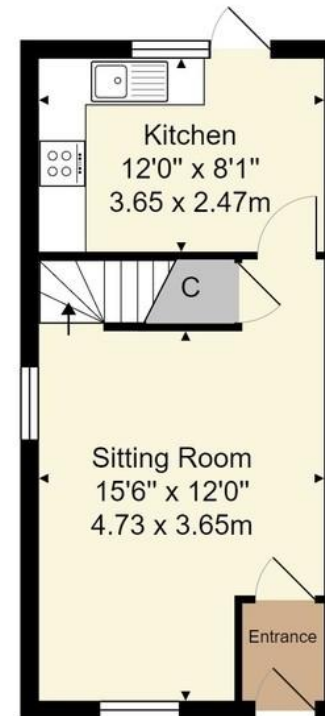
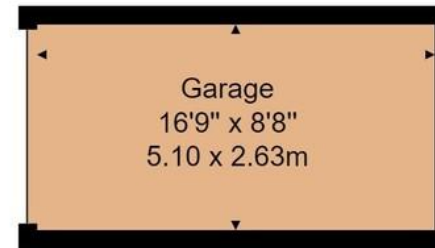
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Ground Floor



First Floor

House Approx. Gross Internal Area 646 sq. ft / 60.0 sq. m
Garage Approx. Internal Area 144 sq. ft / 13.4 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.