



ASHDOWN PLACE
HEATHFIELD – GUIDE PRICE £575,000 - £595,000



1 Ashdown Place

Heathfield, East Sussex TN21 8ER

**Covered Entrance Porch - Entrance Hall - Cloakroom -
Double Aspect Sitting Room - Dining Room - Study -
Kitchen - Utility Room - Master Bedroom With Modern
En-suite Shower Room - Three Further Bedrooms - Family
Bathroom - Double Garage & Driveway - Enclosed Rear
Garden**

An attractive four bedroom detached modern house situated in this cul-de-sac position with double garage and driveway and providing easy access to Heathfield and its amenities. The property enjoys a double aspect sitting room, formal dining room, study and kitchen with adjoining utility and WC to the ground floor. There are four bedrooms to the first floor, a modern en-suite shower room and a family bathroom. Enclosed level gardens to the rear benefit from paved seating terraces and a summer house.

COVERED ENTRANCE PORCH:

Outside light and uPVC double glazed front door with side screen leading into:

ENTRANCE HALL:

Stairs to first floor landing with useful cupboard below. Wall-mounted central heating thermostat. Radiator. Range of doors to:

CLOAKROOM:

Low-level WC and wall-mounted wash basin with tiled splash back. Heated contemporary style black towel rail.

SITTING ROOM:

Double aspect with uPVC double glazed French doors giving access to the rear terrace and further double glazed window to front. Wall-mounted gas fire. Radiators.

KITCHEN:

uPVC double glazed windows to front and side. Range of granite-effect worktops with inset sink with contemporary mixer tap over. Space for fridge/freezer. Inset four ring hob. Stainless steel brush-fronted oven/grill with extractor hood over. Range of matching cupboard and drawer units below and over. Localised tiling. Door to:

UTILITY ROOM:

uPVC double glazed door to side. Matching worktop to kitchen with inset stainless steel sink and drainer. Space and plumbing for dishwasher and washing machine. Wall-mounted gas-fired central heating boiler. Localised tiling.



DINING ROOM:

uPVC double glazed window to rear. Radiator.

STUDY:

uPVC double glazed window to rear. Radiator.

FIRST FLOOR LANDING:

Part-galleried with uPVC double glazed window to front. Door to airing cupboard. Radiator. Access to loft with pull-down ladder being part-boarded with light. Range of doors to:

MASTER BEDROOM:

uPVC double glazed window to front. Range of fitted wardrobe cupboards. Radiator. Door to:

EN-SUITE SHOWER ROOM:

Fitted with a contemporary white suite with chrome-effect fittings comprising a walk-in shower cubicle, low-level WC and pedestal wash basin. Shaving point and light. Tile-effect flooring and tiled walls. Heated chrome-effect towel rail.

BEDROOM TWO:

uPVC double glazed window to rear. Radiator.

BEDROOM THREE:

uPVC double glazed window to front. Radiator.

BEDROOM FOUR:

uPVC double glazed window to rear. Radiator.

FAMILY BATHROOM:

Obscure uPVC double glazed window to rear. Fitted with a suite comprising low-level WC, pedestal wash basin and panelled bath with shower over. Tile-effect flooring. Localised tiling. Shaving point and light. Extractor fan. Radiator.

OUTSIDE

The property enjoys an area of frontage with flower and shrub borders and a double car width driveway providing access to the DOUBLE GARAGE which enjoys twin up-and-over doors (one electrically operated) and power and light within and personal door to side. Gated access to the left-hand side of the property leads to the REAR GARDEN which is of a good size being fence enclosed with flagstone paved seating area, decked seating terrace, areas of lawn, flower and shrub borders and summer house.



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: F

AGENTS NOTE:

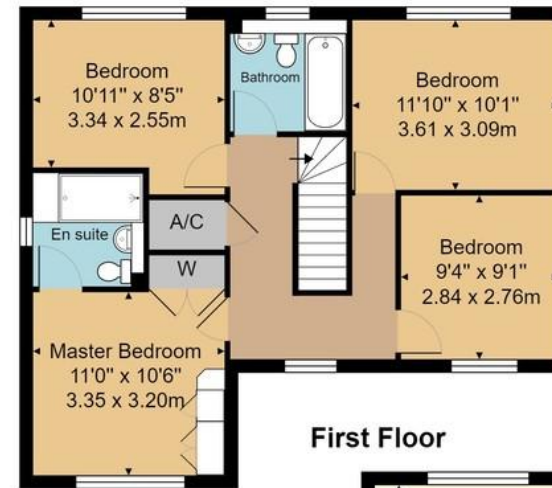
We understand the property is responsible for the area of road (Ashdown Place) immediately at the front of its own driveway as the road is unadopted. Clarification should be obtained by any buyers legal advisor.

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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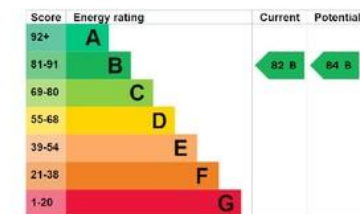
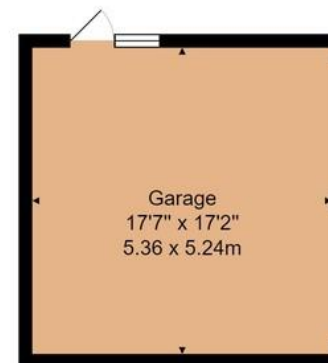
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First Floor



Ground Floor



House Approx. Gross Internal Area
1320 sq. ft / 122.7 sq. m

Garage Approx. Internal Area
302 sq. ft / 28.1 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.