



SWAINES WAY
HEATHFIELD - £415,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

47 Swaines Way

Heathfield, East Sussex TN21 0AN

Recessed Entrance Porch - Entrance Hall - Sitting/Dining Room - Conservatory - Kitchen - Three Bedrooms - Shower Room - Single Garage With Own Driveway - Study/Office - Attractive Rear Garden - NO ONWARD CHAIN

A surprisingly spacious detached chalet-style residence situated in this popular no-through road on the periphery of Heathfield yet within walking distance of local amenities and the Cuckoo Trail. The property enjoys three bedroom accommodation with a contemporary shower room and a large sitting/dining room to the ground floor with the addition of a conservatory as well as a kitchen, cloakroom, single garage and useful office. The gardens are also a particular feature of the property extending to some distance with a surprising degree of privacy, areas of lawn and useful timber shed. NO ONWARD CHAIN.

RECESSED ENTRANCE PORCH

Outsidelight. Leading into:

ENTRANCE HALL:

uPVC double glazed front door with side screen. Stairs to first floor with useful under stairs cupboard. Radiator. Range of doors to:

SITTING/DINING ROOM:

A large room with uPVC double glazed window to front and sliding patio doors into the conservatory. Natural stone-built fireplace incorporating open hearth. Radiators.

CONSERVATORY:

Range of double glazed windows to side and rear and door giving access to terrace. Wall-mounted electric heater.



KITCHEN:

Range of worktops with cupboard and drawer units below and over. Inset sink and drainer. Space for cooker, washing machine and fridge. uPVC double glazed window and door giving access to rear.

LANDING:

Staircase rises to a part-galleried first floor landing. uPVC double glazed window to front. Radiator. Range of doors to:

BEDROOM ONE:

uPVC double glazed window to front. Access to eaves storage. Range of fitted wardrobes with linen storage over. Radiator.

BEDROOM TWO:

uPVC double glazed window to front. Range of fitted wardrobes with linen storage over. Radiator.

BEDROOM THREE:

uPVC double glazed window to rear enjoying an aspect to the garden. Access to eaves storage. Radiator.

SHOWER ROOM:

Fitted with a contemporary white suite comprising chrome-effect fittings, low-level WC, wash hand basin and fitted shower cubicle. Radiator. Door to airing cupboard. uPVC obscure double glazed window to rear.

SINGLE GARAGE:

Up-and-over door with uPVC double glazed window and door to side. Inner door leads to Study/Office with uPVC double glazed window to rear. Wall-mounted gas-fired central heating boiler. Radiator.

STUDY/OFFICE:

uPVC double glazed window to rear. Wall-mounted gas-fired central heating boiler. Radiator.



OUTSIDE:

The FRONT of the property enjoys a driveway providing OFF-ROAD PARKING and paved pathway to the front door. There are areas of lawn and flower and shrub borders. Gated access to the right-hand side of the property leads to the REAR GARDEN. This is a particular feature of the property with raised patio area and a further flagstone seating area leading past areas of lawn and established shrub borders. Further useful area to the rear. Timber garden shed.

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

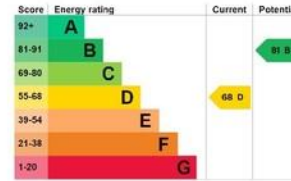
COUNCIL TAX BAND: D

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

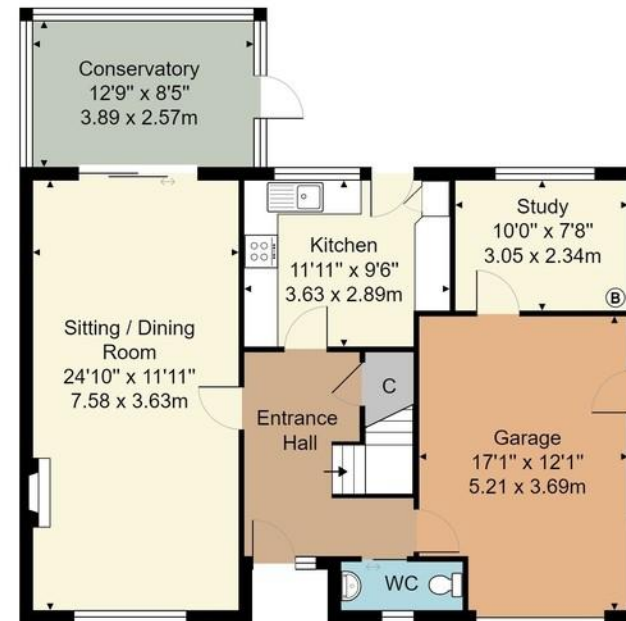


27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



First Floor



Ground Floor

Approx. Gross Internal Area
1608 ft² ... 149.4 m²
(Includes Garage)

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.