



MEADOW WAY
HEATHFIELD - £290,000



33 Meadow Way

Heathfield, East Sussex TN21 8AJ

**Entrance Hall - Lounge/Diner With Wood Burning Stove -
Remodelled Kitchen - Two Bedrooms - Bathroom - Mature
Gardens To Front & Rear - Single Garage**

A well presented two bedroom semi-detached bungalow situated in a popular residential cul-de-sac about half a mile from Heathfield Town Centre and with the popular 'Cuckoo Trail' nearby. The accommodation features a bright and spacious lounge/diner with picture window to the front and a modern kitchen and bathroom. Mature front and rear GARDENS and a single GARAGE approached via a shared driveway.

ENTRANCE HALL:

uPVC front door with leaded-light stained glass window. Built-in cloaks cupboard with sliding doors and space and plumbing for washing machine. Further built-in storage cupboard.

LOUNGE/DINER:

Double glazed picture window overlooking the front garden. Wood-effect flooring. Cornicing. Wood burning stove with tiled hearth.

INNER HALL:

Built-in airing cupboard housing the hot water cylinder with slatted shelves above. Wood-effect flooring. Access to the partly-boarded loft with light and pull-down ladder. Wall-mounted electric storage heater.

REMODELLED KITCHEN:

Double glazed windows overlooking the garden and double glazed door. Range of sage green fronted matching wall and base cupboards. Laminate worktop with inset stainless steel sink. Built-in double oven. Electric hob with extractor fan above. Space for upright fridge/freezer. Inset spotlights.



BEDROOM ONE:

Double glazed windows overlooking the garden. Fitted wardrobes with mirror-fronted sliding doors.

BEDROOM TWO:

Dual aspect with double glazed windows. Wall-mounted electric storage heater.

BATHROOM:

Double glazed window. White suite comprising panel enclosed bath with twin glass shower screens and electric Triton shower over. Wash basin with cupboards under. WC. Part-tiled walls. Shaver point. Chrome heated electric towel rail.

OUTSIDE:

There is a large lawned garden to the front and a further landscaped good size garden to the rear with vegetable beds, pond, pergola and lawn with apple, pear, plum and peach trees. Metal storage shed with power and light. Greenhouse with power. Outside power points. Water tap. Side gate. Single garage approached via a shared driveway with up-and-over door, power and light and recently re-roofed.

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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ADDITIONAL INFORMATION:

Broadband Coverage - search Ofcom checker

Mobile Phone Coverage - search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Electricity, Water & Drainage

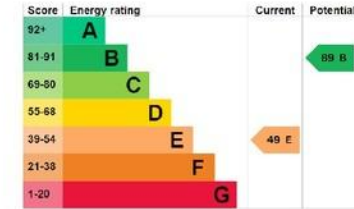
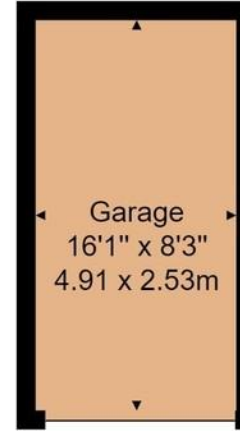
Heating - Electric Storage Heaters

Mains Drainage

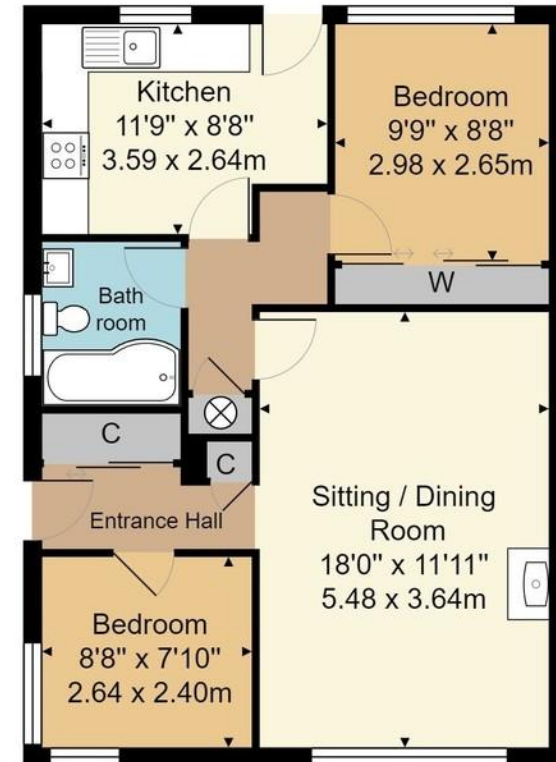
Rights and Easements - Shared Driveway

Bungalow Approx. Gross Internal Area
624 sq. ft / 58.0 sq. m

Garage Approx. Internal Area
134 sq. ft / 12.4 sq. m



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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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.