



LIME WAY

HEATHFIELD - GUIDE PRICE £500,000 - £510,000



22 Lime Way

Heathfield, East Sussex TN21 8YB

Covered Entrance Porch - Entrance Lobby - Entrance Hall - Cloakroom - Sitting Room - Dining Room With A/C Unit - Study/Bedroom Five - Kitchen/Breakfast Room - Utility Area - First Floor Landing - Master Bedroom With A/C Unit - En-suite Wet Room - Three Further Bedrooms - Modern Family Bathroom - Enclosed Rear Garden - Detached Single Garage & Driveway.

A modern four bedroom detached property situated in this cul-de-sac position within the popular Green Lane development. The property offers well-presented accommodation throughout with uPVC double glazing, modern kitchen and bathroom (including an en-suite wet room), and detached single garage with driveway to the front.

COVERED ENTRANCE PORCH:

Outside bulkhead-style light. uPVC Georgian-style front door and adjoining double glazed side screen into:

ENTRANCE LOBBY:

Large built-in doormat. Wall mounted cloaks hooks and electric fuse box. Door to:

ENTRANCE HALL:

Stairs to first floor. Wall-mounted central heating thermostat. Useful shelved under stairs storage cupboard. Radiator. Range of doors to:

CLOAKROOM:

uPVC obscure double glazed window to side. Fitted white suite with low-level WC, concealed cistern and wash basin with mixer tap over. Half-height tiling to walls. Chrome-effect ladder-style towel rail.

SITTING ROOM:

A uPVC double glazed window to front. Fireplace with inset marble hearth and timber surround with multi-fuel open grate. Radiator. Double doors leading to:

DINING ROOM:

uPVC double glazed French doors to rear garden. Wall mounted Panasonic air conditioning unit providing hot and cold air. Radiator.

STUDY/BEDROOM FIVE:

uPVC double glazed window to front. (Presently used as a store room).



KITCHEN/BREAKFAST ROOM:

uPVC double glazed window to rear garden. A modern kitchen with range of marble-effect worktops incorporating one and a half bowl inset sink and drainer with mixer tap over. Neff five ring gas hob with extractor hood over incorporating light. Tower-style unit incorporating Neff stainless steel brush-fronted oven and grill. Range of matching cupboard and drawer units below incorporating integrated full height fridge, pan drawers and dishwasher. Localised tiling. Further wall mounted cupboards. Wall mounted Worcester gas fired central heating boiler. Fitted breakfast bar. Archway into:

UTILITY ROOM:

uPVC double glazed window to side and door giving access to rear. Matching cupboard and drawer units to kitchen with inset sink and space and plumbing for washing machine and space for fridge/freezer. Radiator.

FIRST FLOOR LANDING:

uPVC double glazed window to side. Access to loft space. Door to airing cupboard housing hot water tank with slatted shelves over. Range of doors to:

BEDROOM ONE:

uPVC double glazed window to rear. Wall mounted air conditioning unit providing hot and cold air. Radiator. Door to:

EN-SUITE SHOWER/WET ROOM:

Obscure uPVC double glazed window to rear. Fitted white suite comprising WC with concealed cistern, wash basin with mixer tap over and useful marble-effect display shelf above. Ladder-style heated towel rail. Operating as a fully-tanked wet room with tiled flooring and fitted Aqualisa shower. Fully tiled around. Recessed ceiling downlights. Extractor fan.

BEDROOM TWO:

uPVC double glazed bay window to front providing views over roof tops to the South Downs in the distance. Radiator.

BEDROOM THREE:

uPVC double glazed window to front providing views over roof tops to the South Downs in the distance. Range of fitted wardrobe furniture. Radiator.

BEDROOM FOUR:

uPVC double glazed window to rear. Range of fitted wardrobe furniture. Radiator.

FAMILY BATHROOM:

Obscure uPVC double glazed window to front. Fitted with a contemporary white suite with chrome-effect fittings comprising low-level WC with concealed cistern, wash basin with mixer tap over inset into a vanity display unit with storage below. Panelled bath with mixer tap and hand-held shower attachment over and Aqualisa shower unit above. Localised tiling to walls. Tile-effect vinyl floor. Chrome-effect heated towel rail. Shavers point.



OUTSIDE:

To the FRONT of the property is an open plan area of lawn and pathway to front door with gated access to the left hand side with a pathway to the rear garden. The REAR GARDEN enjoys a flagstone paved patio terrace with low-level brick retaining wall leading to an area of raised lawn with garden shed. To the right hand side of the property are double gates giving access to a further paved patio terrace and shed. There is also a personal door to the fully insulated single detached GARAGE, with its own DRIVEWAY to the front, uPVC double glazed window to the rear, electric roller door, light and power.

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

ADDITIONAL INFORMATION:

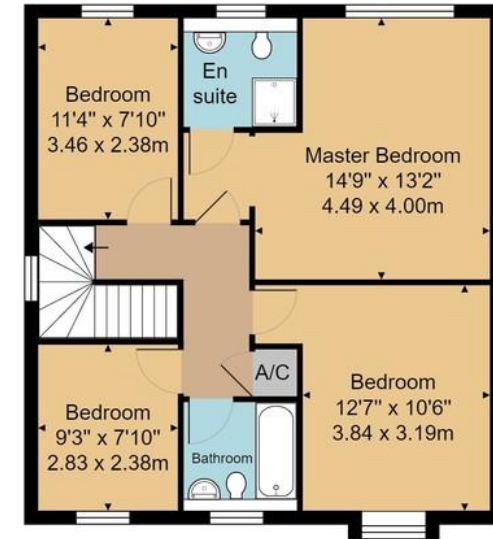
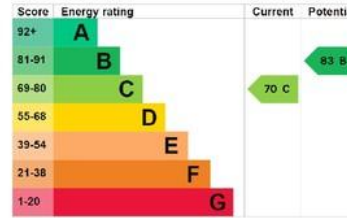
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Gas, Electricity, Water & Drainage
Heating - Gas

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 contained. 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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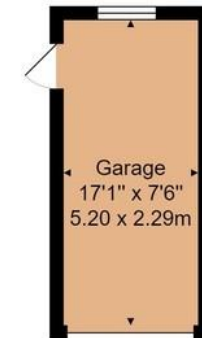
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



First Floor



Ground Floor



House Approx. Gross Internal Area
1394 sq. ft / 129.5 sq. m

Garage Approx. Internal Area
128 sq. ft / 11.9 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.