



PEACEHAVEN

GHYLL ROAD, HEATHFIELD - £350,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

Peacehaven

Ghyll Road, Heathfield, TN21 0AG

**Enclosed Porch - Reception Hall - Lounge –
Dining Room/3rd Bedroom - Conservatory - Kitchen -
Two Bedrooms - Shower Room - Lean-to/Garden Room -
Own Driveway - Landscaped Garden**

A two/three bedroom detached bungalow that would benefit from some general updating and is situated on a level plot conveniently situated within 0.5 of a mile of Heathfield High Street. The accommodation features a spacious lounge, double glazed conservatory, shower room and lean-to/garden room. There is an attractive garden to the rear and driveway to the front providing off road parking. NO ONWARD CHAIN.

ENCLOSED PORCH:

Double glazed uPVC front door.

RECEPTION HALL:

Dual aspect with double glazed windows, radiator, coved ceiling.

KITCHEN:

Range of matching wall and base cupboards and laminate worktop with inset electric hob, oven under and filter hood above. Integrated fridge/freezer. Washing machine. Part tiled walls, radiator. Door to:

LEAN-TO/GARDEN ROOM:

Double glazed door to the front and double glazed sliding patio doors to the rear garden.

INNER HALLWAY:

Built-in airing cupboard housing the hot water cylinder with slatted shelves above. Access to loft with pull down ladder.



SITTING ROOM:

Double glazed sliding patio doors leading to the conservatory. Radiator, cornicing, electric fire.

CONSERVATORY:

Double glazed windows and double glazed roof, door to the side.

DINING ROOM/BEDROOM 3:

Dual aspect with double glazed windows, radiator, coved ceiling.

BEDROOM 1:

Double glazed windows, radiator, coved ceiling. Built-in wardrobes and cupboard.

BEDROOM 2:

Double glazed window overlooking the rear garden, radiator. Fitted wardrobes.

SHOWER ROOM:

Large shower cubicle with 'Mira' electric shower, WC, pedestal wash basin. Tiled walls, radiator. Double glazed window.

OUTSIDE FRONT:

The property is approached via its own driveway providing off street parking.

OUTSIDE REAR:

There is a landscaped garden to the rear with paved patio area, raised shrub beds, lawn and hedging. Timber storage shed, outside tap.



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 an approximately 45 and 35 minutes drive respectively.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01435 862211

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 Water, Gas, Electricity & Drainage

Heating - Gas fired

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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Approx. Gross Internal Area 1174 ft² ... 109.1 m²

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.