



SWAINES WAY
HEATHFIELD - £385,000



36 Swaines Way

Heathfield, TN21 0AL

**Entrance Lobby - Entrance Hall - Kitchen - Utility/Lean-To -
Dual Aspect Living/Dining Room - 3 Bedrooms -
Modern Bathroom - Front Garden - Shared Driveway
Providing Off Road Parking - Single Garage - Landscaped
Rear Garden With Summerhouse & Shed**

A three bedroom detached bungalow situated in this popular cul-de-sac with off road parking, garage and good size rear garden backing onto the Cuckoo Trail. The property enjoys a bright and spacious double aspect sitting/dining room, kitchen with access to a useful side utility/lean-to, three bedrooms and a modern bathroom. Viewing recommended. NO ONWARD CHAIN.

Double glazed front door into:

ENTRANCE LOBBY:

Tiled flooring, meter cupboard, glazed panelled inner door into:

ENTRANCE HALL:

Half height timber panelling to walls. Timber effect laminate flooring. Wall mounted central heating thermostat. Doors to two storage cupboards & access to loft space. Radiator. Range of timber panelled doors to:

LIVING/DINING ROOM:

A double aspect room with double glazed windows to front and side. Timber effect flooring. Feature fireplace (no chimney) with marble inset and timber surround incorporating an electric coal effect fire. Radiators.



KITCHEN:

Range of timber effect worktops with inset sink and drainer with mixer tap over. Inset four ring electric hob with white fronted oven/grill below. Matching cupboard and drawer units. Space for fridge/freezer. Localised tiling, further wall mounted units incorporating glazed leaded light display cabinets. Ceramic tiled flooring. Double glazed window and door giving access to:

UTILITY/LEAN-TO:

Worktop with space and plumbing below for washing machine. Outside tap. Double glazed window to front. Door to further useful covered walkway with door at the rear to the garden.

BEDROOM 1:

uPVC double glazed window to rear, radiator with surround, timber effect flooring.

BEDROOM 2:

uPVC double glazed window to rear, radiator with timber surround.

BEDROOM 3:

uPVC double glazed window to side, radiator, timber effect flooring. Door to useful shelved storage cupboard.

BATHROOM:

Double glazed obscured windows to side. Fitted with a modern white suite with chrome effect fittings comprising low level WC, pedestal wash basin, panelled bath with mixer tap/shower attachment over and being tiled around. Heated chrome effect ladder style towel rail.

OUTSIDE:

To the FRONT of the property is an open plan area of lawn with flower and shrub borders and access to the left over a shared driveway to a single GARAGE with up and over door having recently been re-roofed. Gated access leads to the rear garden which is particular feature of the property having been landscaped to provide gravelled seating area with timber steps up to a further paved area and giving access to a summerhouse, in turn leading to further areas of lawn, substantial garden shed, greenhouse and further garden store, all being fence and hedge enclosed with established flowers and shrubs and small ornamental pond.



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 Water, Gas, Electricity & Drainage
- Heating - Gas Fired Central Heating

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



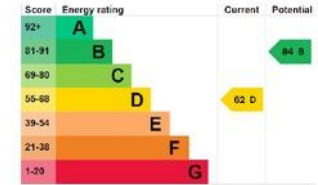
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Bungalow Approx. Gross Internal Area
828 sq. ft / 77.0 sq. m

Garage Approx. Internal Area
144 sq. ft / 13.4 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.