



COPPICE VIEW
HEATHFIELD - £310,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

20 Coppice View

Heathfield, TN21 8YS

**Enclosed Porch - Sitting Room - Kitchen/Breakfast Room -
Conservatory - First Floor Landing - Two Bedrooms -
Family Bathroom - Low Maintenance Gardens - Single
Garage With Driveway To The Front**

An attractive two bedroom terraced house situated in a popular cul-de-sac position next to a wooded copse on the 'Green Lane Development'. The accommodation features two good size bedrooms, a spacious sitting room, modern kitchen and conservatory and low maintenance landscaped gardens. There is a single detached garage with driveway to the front providing additional parking. Conveniently situated just over half a mile from Heathfield Town Centre and a short walk from the popular Parkside Community Primary School.

ENTRANCE PORCH:

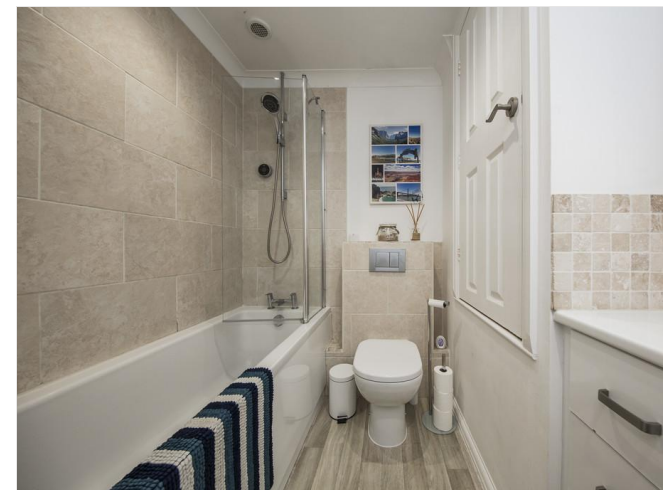
Glazed front door with window to the side. Coved ceiling.

SITTING ROOM:

Double glazed window overlooking the front garden. Under stairs storage cupboard. Wood-effect flooring. Coved ceiling. Radiators.

KITCHEN/BREAKFAST ROOM:

Range of white-fronted matching wall and base cupboards. Wood block worktops with inset 1.5 bowl stainless steel sink. Inset four burner gas hob with double oven below and filter hood above. Space for dishwasher and upright fridge/freezer. Wood block breakfast bar. Coved ceiling. Inset spotlights. Single glazed window and glazed door leading to:



CONSERVATORY:

Double glazed roof, windows and French doors leading to the rear garden. Tile-effect flooring. Radiator.

Stairs leading to:

FIRST FLOOR LANDING:

Access to the loft with pull-down ladder. Coved ceiling. Dado rail.

BEDROOM ONE:

Double glazed window. Full length range of built-in wardrobes/cupboards. Coved ceiling. Radiator.

BEDROOM TWO:

Double glazed windows overlooking the rear garden. Built-in storage cupboard. Coved ceiling. Radiator.

BATHROOM:

White suite comprising panel-enclosed bath with glass shower screen and Mira thermostatic shower. WC with concealed cistern. Vanity unit with inset wash basin and cupboards under. Built-in airing cupboard housing the hot water cylinder and slatted shelves above. Wood-effect flooring. Chrome heated towel rail. Inset spot lights. Coved ceiling. Extractor fan.

OUTSIDE:

There is a small garden area to the front. The rear garden features a paved patio area, lawn and raised shrub borders.

GARAGE:

Detached single garage with up-and-over door and driveway to the front providing additional parking.



SITUATION:

Situated on a sought-after development on fringes of the market town of Heathfield with easy access to a popular local primary school. The town itself offers a 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:

C

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

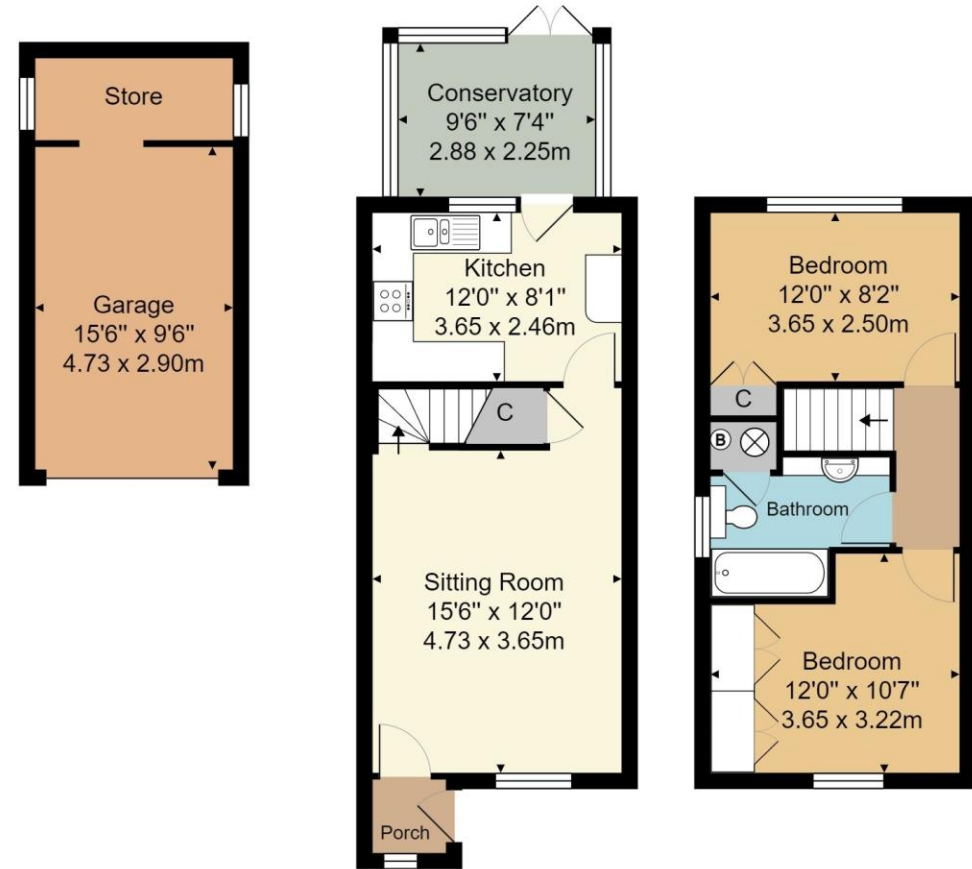
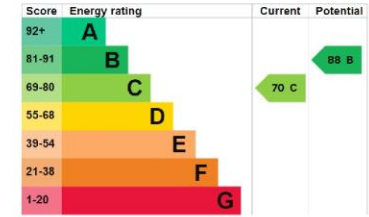
Heating - Gas-fired

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 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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Ground Floor

First Floor

House Approx. Gross Internal Area 737 sq. ft / 68.5 sq. m
Garage Approx. Internal Area 188 sq. ft / 17.5 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.