



WALDRON THORNS
HEATHFIELD - GUIDE PRICE £250,000



68 Waldron Thorns

Heathfield, TN21 0AE

**Entrance Hall - Sitting Room - Kitchen/Diner - First Floor Landing
- Two Double Bedrooms - Bathroom - Lawned Front Garden -
Large Garden To The Rear**

A two bedroom end of terrace house in need of complete refurbishment. The property features a kitchen/diner, sitting room and large garden and is conveniently situated just a few minutes walk from Heathfield Town Centre. NO ONWARD CHAIN.

ENTRANCE HALL:

Double glazed window. Radiator.

SITTING ROOM:

Double glazed window overlooking the front garden. Coved ceiling. Gas fire with back boiler.

KITCHEN/DINER:

Double glazed windows. Large built-in pantry. Stainless steel sink unit with cupboards under. Wall cupboards. Radiator.

Stairs leading to:

FIRST FLOOR LANDING:

Double glazed window. Access to the loft. Built-in airing cupboard housing the hot water cylinder with slatted shelves above. Radiator.



BEDROOM ONE:

Double glazed window enjoying far-reaching views across the townscape. Walk-in wardrobe. Radiator.

BEDROOM TWO:

Double glazed window overlooking the rear garden. Built-in wardrobe. Radiator.

BATHROOM:

Double glazed window. White suite comprising panel enclosed bath. WC. Pedestal wash basin. Part-tiled walls. Radiator.

OUTSIDE:

There is a lawned garden to the front. A covered side access with multiple brick built storage sheds. A LARGE GARDEN TO THE REAR mainly laid to lawn with timber storage shed and greenhouse, mature shrubs and hedging.

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:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

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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House Approx. Gross Internal Area 708 sq. ft / 65.7 sq. m
Approx. Gross Internal Area (Incl. Lean-to & Sheds) 909 sq. ft / 84.5 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.