



WOODLAND WAY
HEATHFIELD - £225,000



**WOOD &
PILCHER**
Sales, Lettings, Land & New Homes

18 Woodland Mews

Woodland Way, Heathfield, TN21 8YZ

**Entrance Hall - Shower/Cloakroom - Lounge/Diner -
Kitchen - First Floor Landing - Two Double Bedrooms -
Bathroom - Patio and Communal Gardens -
Garage With Electric Up And Over Door**

A spacious two double bedroom end of terrace retirement cottage specifically for the over 60s positioned in this popular development approximately a third of a mile from local amenities with Heathfield Town Centre approximately two thirds of a mile. The development benefits from an on-site House Manager and the property features an L-shaped lounge/diner, first floor bathroom plus ground floor shower room, patio and communal gardens and single garage with electric up-and-over door. NO ONWARD CHAIN.

ENTRANCE HALL:

Coved ceiling. Emergency pull cord. Radiator.

SHOWER/CLOAKROOM:

Leaded light double glazed window. WC. Corner pedestal wash basin with tiled splash back. Shower cubicle with thermostatic shower. Coved ceiling. Emergency pull cord. Radiator.

LOUNGE/DINER:

Leaded light double glazed windows to the front and double glazed sliding patio doors to the rear overlooking the patio and communal gardens. Coved ceiling. Under stairs storage cupboard. Emergency pull cord. Radiators.

KITCHEN:

Double glazed window and double glazed door leading to the patio and communal gardens. Range of cream-fronted matching wall and base cupboards. Laminate worktop with inset electric hob with oven under and filter hood above. Inset stainless steel sink. Space for washing machine and upright fridge/freezer. Coved ceiling. emergency pull cord.

Stairs leading to:



FIRST FLOOR LANDING:

Access to the loft. Coved ceiling.

BEDROOM ONE:

Leaded light double glazed windows. Built-in double wardrobe. Built-in airing cupboard housing the hot water cylinder with slatted shelving above. Emergency pull cord. Radiator.

BEDROOM TWO:

Double glazed window overlooking the communal gardens. built-in wardrobes with concertina doors. Coved ceiling. Radiator.

BATHROOM:

Double glazed window. WC. Vanity unit with inset washbasin and cupboards under. Easy access bath with chrome mixer taps and shower attachment. Tiled walls. Radiator

OUTSIDE:

There is a patio to the rear and communal gardens. There is a single garage en-bloc to the side of the property featuring an electric up-and-over door with light.

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

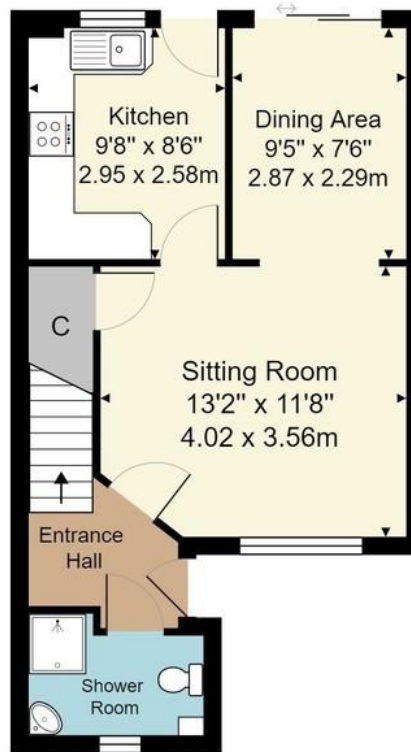
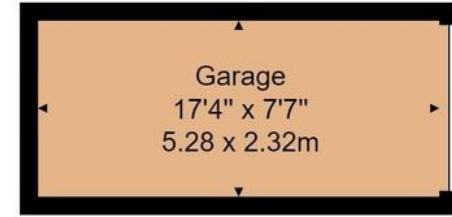
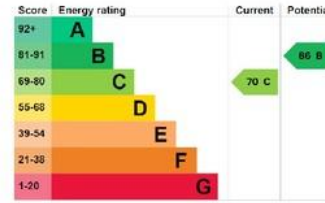
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

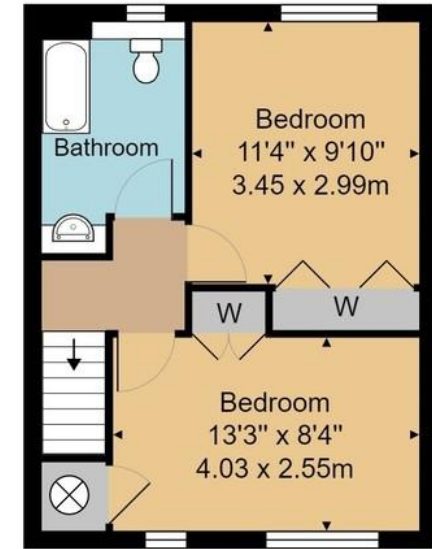
Restrictions - Over 60s

AGENTS NOTE:

We understand that the current service charge is £3,587.86 per annum.



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 776 sq. ft / 72.1 sq. m
Garage Approx. Internal Area 132 sq. ft / 12.2 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.