



WYCHWOOD, COLLINGWOOD RISE
HEATHFIELD - £450,000



Wychwood

Collingwood Rise, Heathfield, TN21 8DL

**Enclosed Porch - Entrance Hall - Sitting Room - Dining Room -
Garden Room - Kitchen/Breakfast Room -
3 Bedrooms On The Ground Floor - Wet Room - Lean To -
First Floor Landing - Further Bedroom - En-suite Shower Room -
Mature Gardens - Car Port**

A four bedroom detached chalet bungalow situated in a highly desirable private road just a short walk from Heathfield Town Centre and even closer to the popular 'Cuckoo Trail'. The accommodation features three reception rooms, wet room plus en-suite shower, kitchen/breakfast room and mature gardens with a car port providing off-street parking. NO ONWARD CHAIN.

ENCLOSED PORCH:

Quarry tiled floor.

ENTRANCE HALL:

Under stairs storage cupboard. Built-in linen cupboard with further cupboard above. Coved ceiling. Radiator.

SITTING ROOM:

Dual aspect with double glazed windows. Coved ceiling. Radiator.

DINING ROOM:

Coved ceiling. Radiator. Glazed double doors opening into:

GARDEN ROOM:

Double glazed windows and double glazed French doors leading to the garden. Coved ceiling. Radiator.

KITCHEN/BREAKFAST ROOM:

Dual aspect with double glazed windows. Range of wood-effect matching wall and base cupboards. Granite-effect worktop with inset gas hob with filter hood above. Inset one and a half bowl stainless steel sink. Built-in double oven. Space for washing machine, dishwasher and fridge. Part-tiled walls. Coved ceiling. Radiator.



LEAN TO:

Double glazed window and double glazed door leading to the side. Boiler cupboard housing the gas-fired boiler.

BEDROOM ONE:

Window to the side. Coved ceiling. Radiator. Glazed door leading to the Garden Room.

BEDROOM TWO:

Double glazed window. Coved ceiling. Radiator.

BEDROOM THREE:

Double glazed window. Coved ceiling. Radiator.

GROUND FLOOR WET ROOM:

Double glazed window. Electric shower. WC. Wash basin with cupboard under. Part-tiled walls. Chrome heated towel rail.

Stairs leading to:

FIRST FLOOR LANDING:

Double glazed window.

BEDROOM FOUR:

Double glazed window overlooking the garden and enjoying far reaching views towards the South Downs. Eaves storage. Built-in airing cupboard housing the hot water cylinder with slatted shelving above. Radiator.

EN-SUITE SHOWER ROOM:

Double glazed Velux window. Shower cubicle with electric shower. WC. Pedestal wash basin with tiled splash back. Eaves access.

OUTSIDE:

There are MATURE GARDENS with lawned areas and shrub borders with a variety of shrubs and trees. Paved patio area. Pond. Timber summer house. Further side patio with pergola. Outside tap. CAR PORT.



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:

E

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

AGENTS NOTE:

We understand there is a charge of £145 per annum for the upkeep of the private road, which should be verified by your chosen legal representative.

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

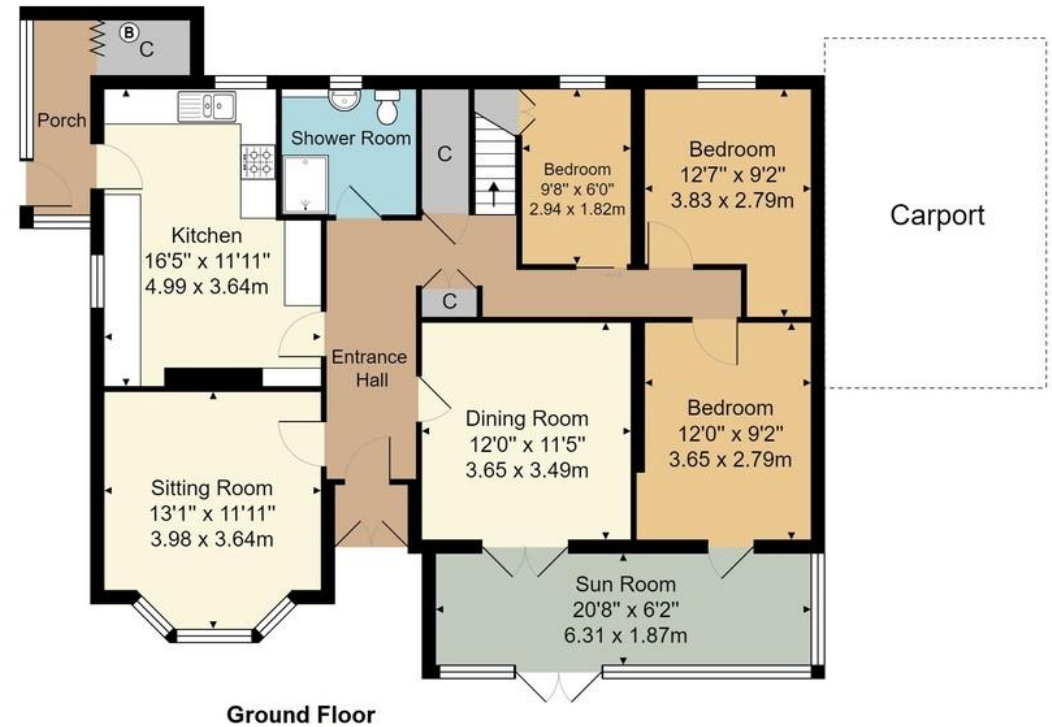
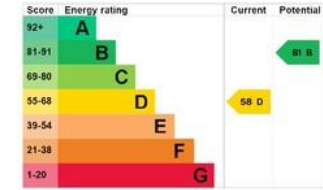


27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Approx. Gross Internal Area 1438 ft² ... 133.6 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.