



VALE VIEW, STREET END LANE  
HEATHFIELD - £285,000

# Vale View

Street End Lane, Broad Oak,  
Heathfield, TN21 8SA

**Enclosed Porch - Sitting Room With Stunning Countryside Views**  
**- Kitchen/Diner - Utility Room - Spacious Conservatory - Double Bedroom - Bathroom - Low Maintenance Gardens**

An extremely well presented one double bedroom detached bungalow situated in the desirable village of Broad Oak and enjoying superb countryside views. The accommodation features a sitting room with picture window, spacious conservatory, kitchen/diner and low maintenance gardens to the front and rear. The local village store and post office are within a short walk and the market town of Heathfield is just a few minutes drive away.

Enclosed Porch - Sitting Room With Stunning Countryside Views -  
Kitchen/Diner - Utility Room - Spacious Conservatory - Double Bedroom  
- Bathroom - Low Maintenance Gardens

#### **ENCLOSED PORCH:**

Double glazed windows and double glazed front door. Tiled floor.

#### **SITTING ROOM:**

Double glazed window enjoying far reaching countryside views. Coved ceiling. Radiator.

#### **KITCHEN/DINER:**

Range of wooden fronted matching wall and base cupboards. Laminate worktop with inset stainless steel sink. Space for cooker. Integrated dishwasher and built-in microwave oven. Tiled floor. Inset Spotlights. Radiator.



**UTILITY ROOM:**

High level wooden fronted cupboards. Space for upright fridge/freezer. Built-in airing cupboard with slatted shelves and housing the Vaillant gas-fired boiler. Tiled floor.

**BATHROOM:**

Double glazed window. White suite comprising panel enclosed bath with electric shower over and glass shower screen. Pedestal wash basin. WC. Tiled floor and walls. Coved ceiling. Inset spotlights. Extractor fan. Radiator.

**CONSERVATORY:**

Double glazed windows and roof. Double glazed French doors leading to the garden. Plumbing for washing machine. Tiled floor. Radiator.

**BEDROOM:**

A bright well proportioned double room with double glazed window enjoying far reaching views across the Sussex countryside. Feature arched recess. Range of fitted wardrobes with sliding doors. Coved ceiling. Radiator.

**OUTSIDE:**

Front garden with paved areas and shrub borders. The rear garden is also low maintenance with a paved patio area and timber shed.

**SITUATION:**

The village of Broad Oak enjoys local shops and amenities to include a Village Hall, Church and general store and post office. The market town of Heathfield is only approximately 2 miles distant giving an excellent range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The spa towns of Royal Tunbridge Wells and the Coast at Eastbourne are approximately 15 and 17 miles distant respectively and rail service to London can be found at Buxted and Stonegate both offering a service of trains to London. (The larger coastal resorts of both Brighton and Eastbourne can be reached in approximately 45 and 35 minutes' drive respectively)



**VIEWING:**

By appointment with Wood & Pilcher 01435 862211

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

B

**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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

Rights and Easements - Right of access onto neighbours property for maintenance purposes.

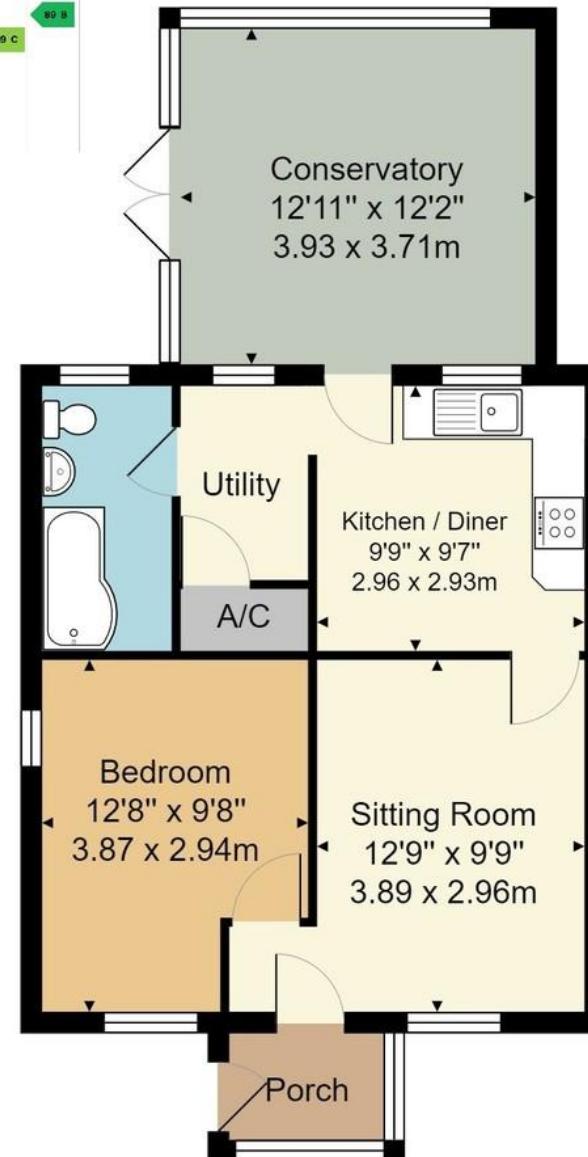
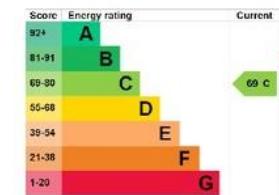
**AGENTS NOTE:**

We understand the property is of single skin brick construction.

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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Approx. Gross Internal Area 640 ft<sup>2</sup> ... 59.5 m<sup>2</sup>

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.