



COPPICE VIEW  
HEATHFIELD - £320,000



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

# 12 Coppice View

Heathfield, TN21 8YS

**Entrance Porch - Lounge Diner - Kitchen - Landing - Two Double Bedrooms - Bathroom - Garage & Own Driveway With Parking For Two Cars - Enclosed Garden**

An extremely well presented two double bedroom semi-detached house situated in a cul-de-sac location next to woodland, less than a mile from Heathfield Town Centre and with the popular Parkside Community Primary School just a short walk away. The property features a bright lounge/diner and good size kitchen. Enclosed rear garden and single garage with own driveway to the front providing additional parking for two cars.

## **ENTRANCE PORCH:**

uPVC front door with leaded light window. Fitted coat rail. Wood effect flooring. Coved ceiling.

## **LOUNGE/DINER:**

Dual aspect double glazed windows. Under stairs storage cupboard. Coved ceiling. Radiators.

## **KITCHEN:**

Double glazed windows and double glazed door leading to the rear garden. Range of light wood effect fronted wall and base cupboards. Laminate worktop with inset one and a half bowl stainless steel sink. Inset electric hob with stainless steel filter hood above and oven under. Space for washing machine and upright fridge/freezer. Tile effect flooring. Coved ceiling. Wall mounted electric heater



Stairs leading to:

**FIRST FLOOR LANDING:**

Access to the loft with pull down ladder and light. Coved ceiling.

**BEDROOM ONE:**

Double glazed windows. Range of fitted wardrobes with sliding doors. Radiator.

**BEDROOM TWO:**

Double glazed windows overlooking the rear garden. Part panelled walls. Built-in cupboard. Coved ceiling. Radiator.

**BATHROOM:**

Double glazed window. P-shaped panel enclosed bath with chrome mixer tap and Mira electric shower over. WC. Vanity unit with inset wash basin and cupboards under, tiled splash back and further cupboards over. Part tiled walls. Airing cupboard housing the hot water cylinder and boiler. Wooden flooring. Inset spotlights. Coved ceiling.

**OUTSIDE:**

The property features its own driveway leading to a single garage with up-and-over door and personal door to the rear, power and light. The rear garden features a paved patio area, lawn and shrub borders.

**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

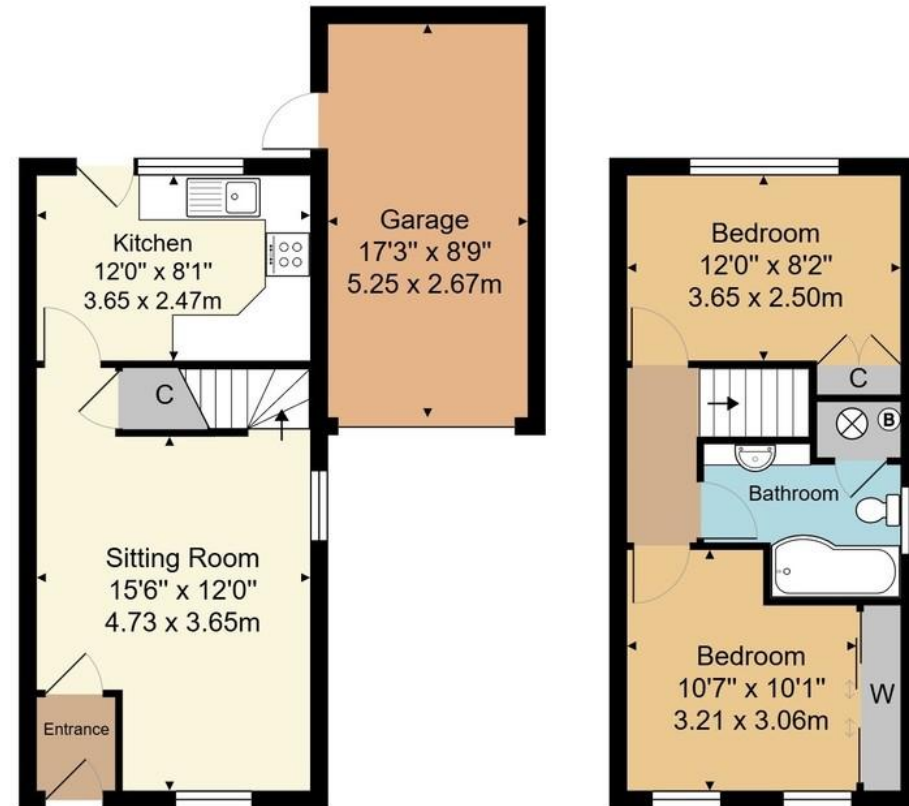
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

Score	Energy rating	Current	Potential
92+	A		
81-91	B		92 B
69-80	C		
55-68	D	66 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 647 sq. ft / 60.1 sq. m  
Approx. Gross Internal Area (Incl. Garage) 805 sq. ft / 74.8 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.