



LEEVES CLOSE
HEATHFIELD - £310,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

9 Leeves Close

Heathfield, TN21 0AW

**Entrance Hall - Sitting Room - Kitchen/Diner - First Floor Landing
- Three Bedrooms - Bathroom - Separate WC - Front & Rear
Gardens - On Street Parking Plus Communal Parking Area**

A well proportioned three bedroom end of terrace family home conveniently situated approximately half a mile from Heathfield High Street and even closer to the local Waitrose. The accommodation features a bright and spacious kitchen/diner, sitting room, bathroom and separate WC plus a good size garden to the rear. The current owners use the adjoining lawned area to the side of the rear garden under licence from the Council for an annual fee. NO ONWARD CHAIN.

ENTRANCE HALL:

Wood effect flooring. radiator. Understairs storage cupboards.

SITTING ROOM:

Double glazed window to the front. Wood effect flooring. Radiator. Glazed double doors leading to:

KITCHEN/DINER:

A bright and spacious room with double glazed windows overlooking the rear garden and a half double glazed door leading to the garden. range of wooden fronted matching wall and base cupboards with laminate worktops with inset stainless steel sink and cupboards under. Space for washing machine, tumble drier, dishwasher, cooker and fridge/freezer. Part tiled walls. Wall mounted Worcester gas-fired boiler. Wood effect flooring. Radiators.

Stairs leading to:



FIRST FLOOR LANDING:

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

BEDROOM ONE:

Double glazed windows overlooking the rear garden. Radiator.

BEDROOM TWO:

Double glazed window. Radiator.

BEDROOM THREE:

Double glazed window. Built-in storage cupboard. Radiator.

BATHROOM:

Double glazed window. White suite comprising panel enclosed bath with chrome mixer taps and shower attachment and glass shower screen. Vanity unit with wash basin and cupboards under. Tiled floor and walls. Heated towel rail.

SEPARATE WC:

Double glazed window. WC. Part panelled and part tiled walls. Tiled floor.

OUTSIDE:

The rear garden features a large paved patio area, lawn, timber decking, brick built store and side gate.

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

AGENTS NOTE:

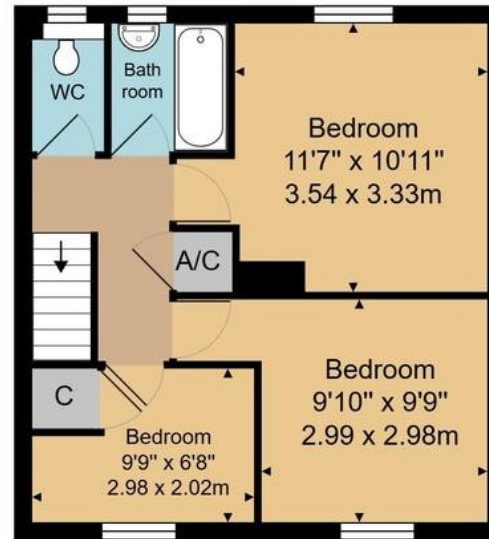
There is a large area of lawn to the side of the rear garden which is used by the present owners under licence from the Council at a current cost of approximately £89 per annum. A future owner would need to apply to the Council should they wish to have use of this area.

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 contained. 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

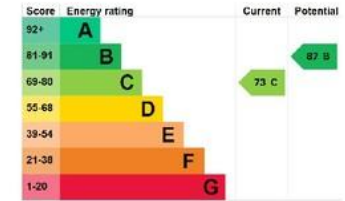


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First Floor



Ground Floor

Approx. Gross Internal Area
850 ft² ... 79.0 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.