



NETTLESWORTH LANE
VINES CROSS, HEATHFIELD – OFFERS IN EXCESS OF £350,000

Uplands

Nettlesworth Lane, Vines Cross,
Heathfield, TN21 9EH

Enclosed Porch - Reception Hall - Lounge/Diner - Lean

**To/Conservatory - Two Double Bedrooms - Shower Room - Garage &
Own Driveway - Small Garden To The Rear**

A detached two double bedroom bungalow in need of modernisation situated in the desirable village of Vines Cross just a short stroll from the local village Pub. The accommodation features a spacious lounge/diner and is an ideal opportunity for someone looking to put their own stamp on a property. There are gardens to the front and rear with own driveway leading to a single garage with electric up-and-over door. NO ONWARD CHAIN.

ENCLOSED PORCH:

Front door and side windows.

RECEPTION HALL:

Built-in cloaks cupboard with cupboards above. Access to the loft. Built-in airing cupboard housing the hot water cylinder with slatted shelving above. Radiator with decorative cover.

THROUGH LOUNGE/DINER:

Double glazed windows to the front. Double glazed sliding patio doors to the rear. Coved ceiling. Radiators.

LEAN TO/CONSERVATORY:

Double glazed windows and double glazed sliding doors.



KITCHEN:

Double glazed window and double glazed door leading to the lean to/conservatory. Range of wood effect fronted matching wall and base cupboards. Laminate worktop with inset electric hob. Built in one and a half bowl stainless steel sink. Built-in double oven. Space for washing machine, slimline dishwasher and upright fridge/freezer. Floor mounted oil-fired boiler.

BEDROOM ONE:

Double glazed window to the front. Coved ceiling. Radiator.

**BEDROOM TWO:**

Double glazed window overlooking the rear garden. Coved ceiling. Radiator.

**SHOWER ROOM:**

Double glazed window. Shower cubicle with thermostatic shower. Corner wash basin with cupboard under. WC. Bidet. Tiled walls. Radiator.

OUTSIDE:

The property is approached via its own driveway leading to a SINGLE GARAGE with up-and-over electric door, power and light. Personal double glazed door to the rear garden. The REAR GARDEN features a paved patio area, lawn with mature shrub borders. Greenhouse. Timber shed. Side gated access. Lawned garden to the front.

SITUATION:

The property is located within the popular Sussex village of Vines Cross. The village itself is surrounded by lovely open countryside and is considered to give excellent accessibility not only to the coastal resort of Eastbourne (approx. 15 miles distant) but indeed the market town of Heathfield (approx. 3 miles away). Heathfield provides 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 ages. The spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approximately 16 miles distant. Stonegate railway station is approximately 8.5 miles distant to the north with other stations at

Polegate and Buxted approximately 10 miles away providing train services to London.

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 - Oil-fired

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.



Sales, Lettings, Land & New Homes



27 High Street, Heathfield,

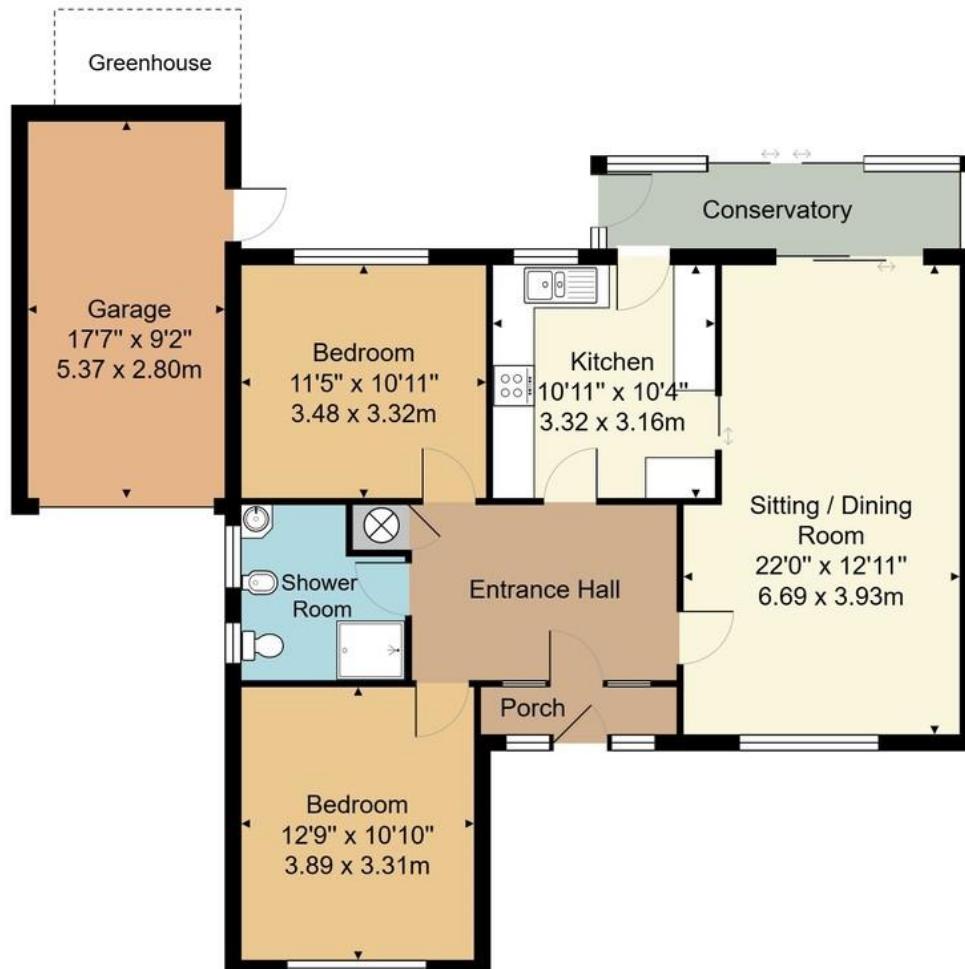
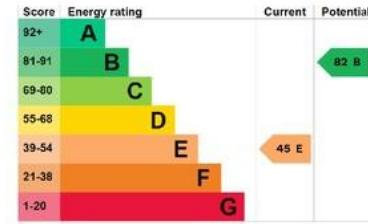
East Sussex, TN21 8JR

Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk

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

www.woodandpilcher.co.uk



**Bungalow Approx. Gross Internal Area 924 sq. ft / 85.8 sq. m
Approx. Gross Internal Area (Incl. Garage) 1094 sq. ft / 101.7 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.