

WOODLANDS CLOSE  
HEATHFIELD - £330,000





# 6 Woodlands Close

Heathfield, TN21 8BH

**Spacious Reception Hall - 'L' Shaped Lounge/Diner With Bifold Doors - Kitchen - Utility Room - Ground Floor Bathroom - Ground Floor Double Bedroom - First Floor Landing - Two Further Double Bedrooms - Own Driveway To The Front - Garage En Bloc Opposite - Rear Garden With Decked Area & Lawn**

A well presented and extended three bedroom semi-detached chalet bungalow situated in a popular location approximately one mile from Heathfield Town Centre and in a small cul-de-sac location. The accommodation features a spacious 'L' shape lounge/diner with bifold doors opening onto a raised deck overlooking the garden. There is a spacious reception hall, a well presented kitchen and utility room and ground floor bathroom. There is a single garage en-bloc opposite the property and driveway to the front of the bungalow.

## RECEPTION HALL:

Double glazed window. Built-in cloak cupboard with cupboards above. Built-in storage cupboards. Built-in linen cupboard. Radiator.

## EXTENDED 'L' SHAPE LOUNGE/DINER:

Bifold double glazed doors leading to a timber decked area overlooking the rear garden. Radiators (one with decorative cover).

## KITCHEN:

Double glazed window. Range of matching cream fronted wall and base cupboards. Wood effect worktop with inset stainless steel sink. Inset electric hob with oven under and filter hood above. Part tiled walls. Integrated fridge/freezer and dishwasher. Cupboard housing the gas-fired boiler. Wood effect flooring. Inset spotlights and light tunnel. Opening into:





**UTILITY ROOM:**

Double glazed windows and double glazed door to the side. Cream fronted matching wall and base cupboards. Wood effect worktop. Breakfast bar. Space for washing machine and tumble drier. Inset spotlights.

**GROUND FLOOR BEDROOM:**

A good size double bedroom with round bay featuring double glazed windows. Coved ceiling. Radiator.

**GROUND FLOOR BATHROOM:**

Double glazed window. Featuring a white suite comprising panel enclosed bath with mixer tap and hand-held shower attachment plus thermostatic shower over with drencher head and fitted glass shower screen. Pedestal wash basin. WC. Chrome heated towel rail. Extractor fan.

**FIRST FLOOR LANDING:****BEDROOM TWO:**

Double glazed window with pleasant outlook to the rear. Velux double glazed window with fitted blind. Access to eaves storage. Radiator.

**BEDROOM THREE:**

Double glazed window with pleasant outlook to the rear. Velux double glazed window with fitted blind. Access to eaves storage. Radiator.

**OUTSIDE:**

The property is approached via its own driveway with outside electric power points and providing off street parking. A garage with up-and-over door is located en-bloc opposite the property. The rear garden features a large decked area, lawn, timber storage shed and greenhouse, outside power points and gated side access.

**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:** D

**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

**AGENTS NOTE:**

We understand that a small section of the rear garden where the shed and greenhouse are located is on a separate title and is included in the sale.

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

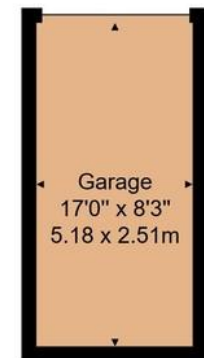
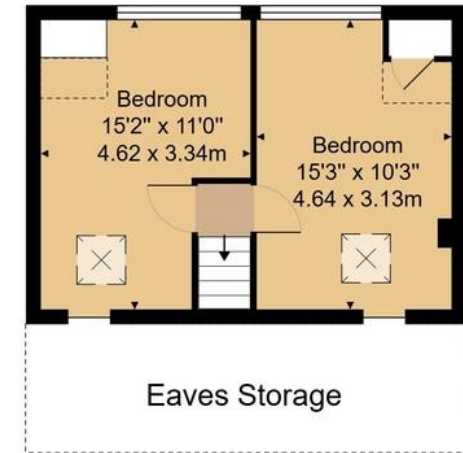


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House Approx. Gross Internal Area 1161 sq. ft / 107.9 sq. m  
Garage Approx. Internal Area 140 sq. ft / 13.0 sq. m

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.