



WOOD & PILCHER



- 3 Bedroom Semi Detached
- Backing Onto Woodland
- Favoured Cottage Style
- Modern Kitchen & Bathroom
- Garage En Bloc & Parking Space
- Energy Efficiency Rating: D

Geers Wood, Heathfield

£310,000



47 Geers Wood, Heathfield, TN21 0AR

MODERN LIVING WITH A COTTAGE TWIST. Viewing is essential to appreciate this well appointed three bedroom semi detached modern cottage style property situated in this popular small development adjoining private woodland. The property benefits from notable features to include an attractive inglenook fireplace with wood burning stove, latch doors, modern kitchen and bathroom fittings, garage en bloc and a parking space. The property also enjoys hardwood effect uPVC double glazing and an enclosed garden at the rear with a large 'Indian sandstone' seating terrace and garden shed, backing onto woodland.

SITUATION: The property is conveniently located for the centre of Heathfield High Street 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 distance, 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 distance with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.

COVERED ENTRANCE PORCH: Outside coach style security light. Double glazed Georgian style panelled FRONT DOOR into:

ENTRANCE HALL: Stairs to first floor. Oak flooring. Radiator. Latch door into:

'L' SHAPED SITTING/DINING ROOM: uPVC double glazed window to front. Large feature inglenook fireplace with exposed brickwork and fitted wood burning stove. Useful understairs cupboard. Radiator. Dining Area: Radiator. uPVC double glazed door with adjoining side screens giving an aspect and access to the garden. Oak flooring throughout. Latch door to:

KITCHEN: uPVC double glazed window to side. Modern kitchen with range of timber effect worktops incorporating matching cupboard and drawer units below with integrated stainless steel brush fronted oven/grill with electric induction hob and extractor hood over and integrated slimline dishwasher. Localised tiling. Matching wall mounted cupboards including wine storage. Space and plumbing for washing machine, space for fridge/freezer. Wall mounted gas fired boiler (replaced 2011) in cupboard and control panel. Tiled effect vinyl flooring. Recessed ceiling downlighters. Radiator. Latch door to:



REAR PORCH: uPVC double glazed window to side. Stable latch door giving access to garden. Latch door to:

CLOAKROOM: Low level WC with concealed cistern. Contemporary wash basin with cupboard below and tiled splashback. Obscure uPVC double glazed window to rear.

FIRST FLOOR LANDING: Part galleried. uPVC double glazed window to side. Access to loft space. Door to airing cupboard. Latch doors to:

BEDROOM 1: uPVC double glazed window to rear with aspect over garden to woodland. Fitted double wardrobe cupboard. Radiator.

BEDROOM 2: uPVC double glazed window to front. Fitted double wardrobe cupboard. Radiator.

BEDROOM 3: uPVC double glazed window to front. Useful fitted cupboard with hanging rail and shelf. Radiator.

BATHROOM: Obscure uPVC double glazed window to rear. Fitted with a contemporary white suite with chrome effect fittings comprising WC and wash basin with mixer tap inset into vanity/storage unit with display shelf. Panelled shower/bath with separate shower unit and mixer tap and useful tiled display shelf. Tiling to walls. Heated ladder style towel rail. Recessed downlighters. Tile effect vinyl flooring.

EXTERNALLY: The FRONT of the property enjoys an open plan area of lawn and a paved sandstone pathway to the front door and gated side access. There is a PARKING SPACE to the immediate front and a GARAGE en bloc a short distance from the property. The REAR GARDEN is level and fence enclosed and enjoys a delightful aspect backing onto private woodland. There is a large 'Indian sandstone' seating/entertaining terrace with pathway to rear gate, area of lawn with flower and shrub borders and garden SHED.

TENURE: Freehold.

VIEWING ARRANGEMENTS: By appointment with owners agent, Wood & Pilcher, 27 High Street, Heathfield, East Sussex, TN21 8JR on 01435 862211 or email us at heathfield@woodandpilcher.co.uk.

DIRECTIONS: From our office in Heathfield High Street proceed west along the High Street turning left into Mill Road just before the Fire Station, then immediately left again into Tilsmore Road. Continue to the end and turn left into Ghyll Road. Geers Wood can then be found on the right hand side after approximately 200 metres. Upon entering Geers Wood proceed into the development taking the second turning on the left where the property will be found on the right hand side.

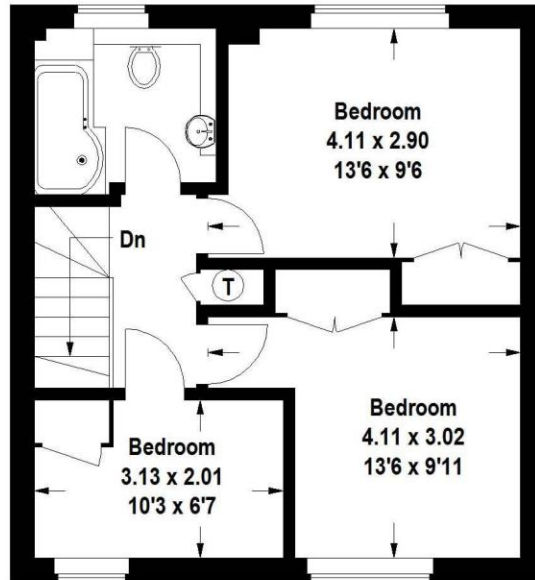
Important Notice

Wood & Pilcher, their clients and any joint agents give notice that:

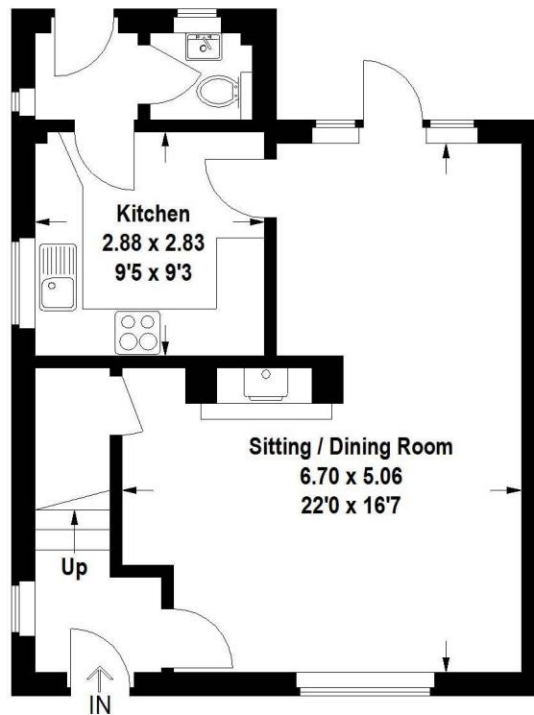
They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a Purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the Property has necessary Planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated Title, or their existence of any Covenants or other legal matters which may affect the property.

Agent Note: Please note that not everything in the photographs may be included in the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		64	67



First Floor Approx Internal Floor Area
443 sq ft (41.2 sq m)



Ground Floor Approx Internal Floor Area
491 sq ft (45.6 sq m)

47 Geers Wood, Heathfield, TN21 0AR

Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

© Listed Building Surveys Ltd (ID241988)

Heathfield
Tonbridge
Crowborough
Southborough
Tunbridge Wells
Letting & Management
Associate London Office

01435 862211
01732 351135
01892 665666
01892 511311
01892 511211
01892 528888
02070 791568

