



CORNERWAYS, MARSHLANDS LANE
HEATHFIELD - £395,000



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

Cornerways

Marshlands Lane,
Heathfield, East Sussex, TN21 8EY

**Entrance Porch – Entrance Hall – Sitting Room With Wood
Burner – Kitchen - 3 Bedrooms – Bathroom –
2 Driveways & Single Garage – NO ONWARD CHAIN**

A charming three bedroom detached bungalow situated on a corner plot just a short stroll from Heathfield High Street. The bungalow has mature well stocked gardens to the front and a patio garden to the rear, a modern fitted kitchen, bathroom, large sitting room with wood burner and a single detached garage. There are also two separate driveways providing additional parking.

ENTRANCE PORCH:

Quarry tiled floor. Handrail. Stable door into:

ENTRANCE HALL:

Window to side. Wood-effect flooring. Radiator. Access to loft. Doors to:

SITTING ROOM:

Feature fireplace with log burner. Triple aspect with double glazed windows and single glazed feature port hole window. Cupboard housing electric meter. Radiators.

KITCHEN:

Range of cream gloss-fronted wall and base cupboards with wood-effect worktops with one and a half bowl stainless steel sink and drainer. Range-style cooker with four ring gas burner and splashback. Built-in fridge/freezer. Space for washing machine. Wood-effect flooring. Inset spotlights. Double glazed window overlooking rear garden. Radiator.



BEDROOM 1:

Double glazed window overlooking front garden. Radiator.

BEDROOM 2:

Double glazed window to side. Cupboard housing boiler and with slatted shelves. Inset spotlights. Radiator.

BEDROOM 3:

Dual aspect with double glazed windows overlooking rear garden. Built-in useful cupboard. Radiator.

BATHROOM:

Suite comprising low level WC, pedestal wash basin and panel enclosed bath with mixer tap/shower attachment over. Part tiled walls. Chrome-effect heated towel rail. Obscure double glazed window to side.

OUTSIDE:

The property is situated in a corner position with well stocked gardens to the FRONT with lawn areas, mature shrubs, trees and hedging and a patio garden to the REAR. There is a detached single GARAGE with DRIVEWAY to the front and also a second DRIVEWAY providing additional PARKING and access to a useful enclosed covered STORE.

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.



VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

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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

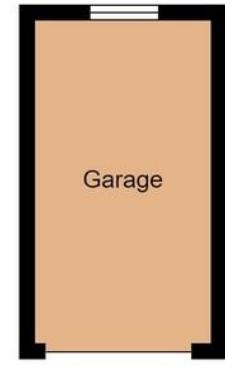
Heating - Gas-fired

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

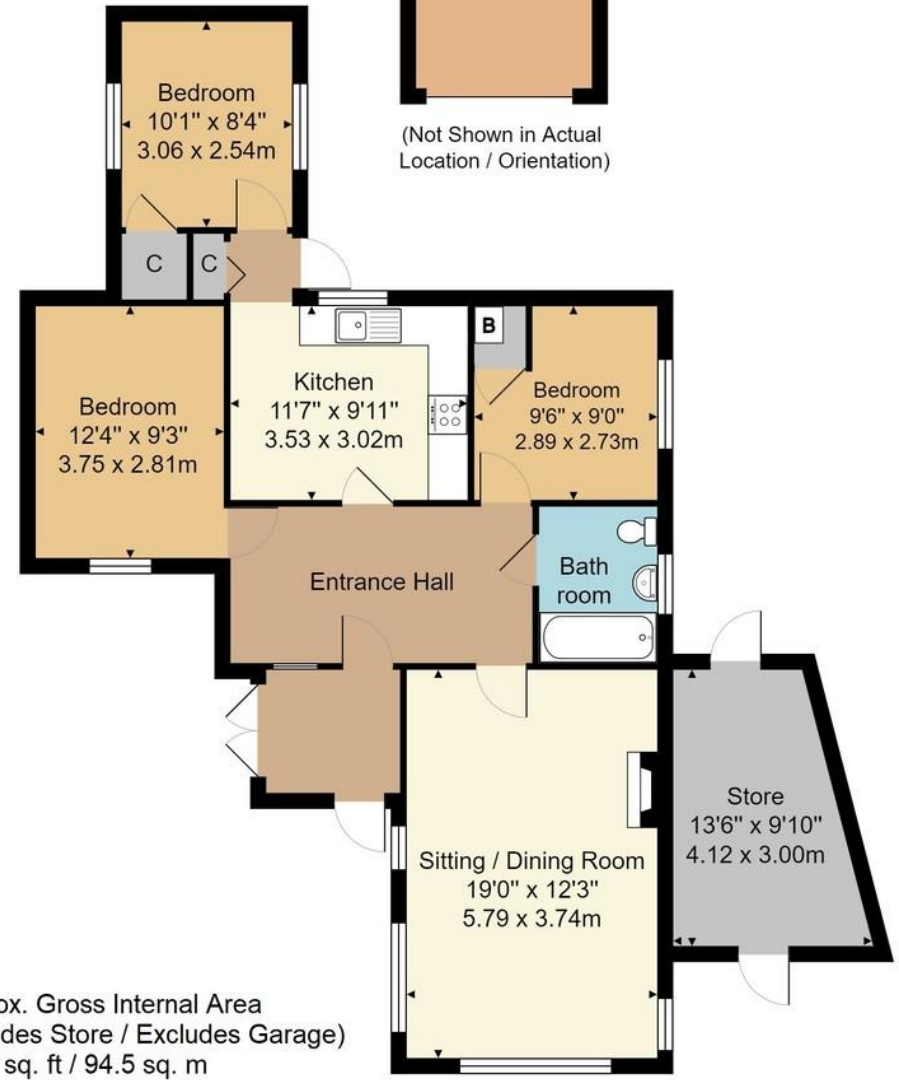


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(Not Shown in Actual Location / Orientation)



Approx. Gross Internal Area
(Includes Store / Excludes Garage)
1017 sq. ft / 94.5 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.